

## OFFICES TO LET

Cambria House  
15 New Street, St Peter Port, GY1 4BZ



OFFICES



Totally refurbished offices located in the heart of town  
offered as a whole or on a floor by floor basis

1,526 sq.ft to 4,915 sq.ft

SUBJECT TO CONTRACT



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call 01481 722151  
[www.swofferscommercial.co.uk](http://www.swofferscommercial.co.uk)

### LOCATION

The property is very well positioned on the southern side of New Street near the point where New Street meets North Clifton and Berthelot Street. The Royal Courts are located within 100 metres to the north of the property, and St Peter Port's High Street is located only 200 metres away to the east.

New Street is predominantly occupied by offices, although some of the buildings benefit from penthouse apartments on their upper floors. Businesses nearby include KPMG, Ernst & Young and Albany Chambers with many other major financial institutions being located nearby in Le Truchot and the High Street, the heart of Guernsey's financial district.

### DESCRIPTION

The property is constructed on ground and three upper floors. Offices occupy most of the building with two one-bedroom flats located on the third floor - these do not form part of the tenancy (however this could be arranged at a future date subject to separate negotiation).

The offices have been completely refurbished and benefit from new suspended ceilings and recessed fluorescent lighting as well as raised flooring on the ground and first floors. All floors also benefit from perimeter trunking. The property has aluminium double glazed sash windows and oil-fired central heating with WC facilities located on all floors. Kitchenettes have been installed on the two lower floors and there is an area which would be suited to a kitchenette on the 2nd floor should this be required.

### ACCOMODATION

The ground floor is currently laid out with a small entrance lobby leading into an open plan office. This suite benefits from wall mounted air conditioning and access raised flooring.

A similar layout is offered on the first floor with a reception area leading through to a large open plan office with wall-mounted air-conditioning units and access raised flooring.

The second floor offers a similar sized office area and also benefits from a shower. All cabling on this floor is by means of perimeter trunking.

The property is in walk-in condition and could be let as a whole or on a floor by floor basis and the available floor areas are as follows:

Ground Floor	1,526 sq.ft
1st floor	1,631 sq.ft
2nd floor	1,635 sq.ft
Store	123 sq.ft
<b>TOTAL</b>	<b>4,915 sq.ft</b>

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## TERMS

The entire property is available by way of an assignment of the current Full Repairing and Insuring head lease for a term expiring on 28 July 2017.

Alternatively, the whole property or individual floors are available on new sub-leases for flexible terms by arrangement.

## RENT

The current rent passing under the head lease is £113,000 per annum, subject to 3-yearly rent reviews.

Should the property be let on a floor by floor basis, the rent will be calculated at £22.00 per sq.ft. Our client will consider offering incentives to in-going tenants in the form of a rent-free period.

## AVAILABILITY

The property is immediately available.

## LEGAL COSTS

Each party to bear their own legal costs.

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### To arrange a viewing:



Call us  
01481 722151



Email Jonathan Harris  
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- 5) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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