

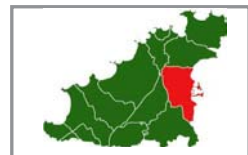
OFFICES TO LET

Fairbairn House – 1st and 4th Floors
Rohais, St Peter Port, Guernsey



OFFICES

SOLE
AGENT



Purpose built offices located on the outskirts of town.
The First and Fourth Floors are either available together or separately.

2,525 sq.ft and 3,287 sq.ft (or 5,812 sq.ft together)

SUBJECT TO CONTRACT

LOCATION

Fairbairn House is located on The Rohais, approximately one mile west of St Peter Port harbour and just opposite Safeway supermarket. Pedestrian access to the property is from the Rohais, Collings Road and Safeway's car park.

The surrounding area has a mixture of retail, office and residential buildings.

DESCRIPTION

The property is of traditional construction and its external architecture fits very well with the surrounding properties, comprising ground and four upper floors of offices as well as off-street car parking to the rear of the building.

The offices are fitted with access raised flooring as well as suspended ceilings with recessed fluorescent lighting, and double glazed windows.

The available suites are located on the First and Fourth Floors of the building (known as Levels 2 and 5 respectively).

ACCOMMODATION

Entering the property through the front door, access is directly into an attractive entrance hall with a staircase leading to the upper floors.

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|---------------------|---|
| 1st Floor (Level 2) | the suite is predominantly open plan with a number of meeting rooms on the eastern side of the suite, along with a good sized kitchen. Male and Female WC facilities are located in the common areas. |
| 4th Floor (Level 5) | the suite offers a large open-plan office area with a number of individual offices. In addition this suite benefits from a kitchen plus dedicated Male and Female WC facilities. |



First Floor open plan office



Fourth Floor open plan office

TERMS

The premises are available by way of a new lease based on Full Repairing and Insuring terms for a flexible term.

PARKING

Parking for six cars is located to the rear of the property (three spaces per suite). It may also be possible to offer additional nearby parking. Please call our offices for further information.

RENT

The annual rent is based on £25.00 per sq.ft plus parking. The rent is payable quarterly in advance and is subject to three yearly upward only Market Value rent reviews.

1st Floor: Commencing rental of £63,125.00 + parking
4th Floor: Commencing rental of £82,175.00 + parking

AVAILABILITY

The office suites are immediately available.

LEGAL COSTS

Each party to bear their own legal costs.

To arrange a viewing:



Call us
01481 722151



Email Jonathan Harris
jharris@swofferscommercial.co.uk

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SUBJECT TO CONTRACT