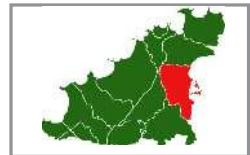


## OFFICES TO LET

£POA 

OFFICES

Royal Chambers: 1st Floor  
St Julian's Avenue, St Peter Port, Guernsey, GY1 2HH



Open plan office suite located on the First Floor of Royal Chambers

Approximately 3,500 sq.ft with ample secure parking

The Sub-lease is from Ernst & Young LLP

**SUBJECT TO CONTRACT**

Royal Chambers is a six storey, 60,000 sq.ft landmark multi-let office building which has been constructed to the highest institutional standards within the financial centre of St Peter Port.

### SUMMARY

- Sub-lease available for the First Floor directly from Ernst & Young LLP
- Suite of approximately 3,500 sq.ft
- Occupation immediately available
- Ample secure underground basement car parking spaces
- Flexible term

### LOCATION

Located along St Julian's Avenue, Royal Chambers sits above Royal Bank Place and has views down to the Weighbridge and over St Peter Port's picturesque harbour. Occupiers within the vicinity of Royal Chambers include Royal Bank Of Scotland International, Butterfield Bank, and SG Hambros. This is the prime location in the heart of St Peter Port with the High Street only two minutes walk away.

### DESCRIPTION

The available suite is located on the First Floor of Royal Chambers. Exhibiting polished granite, German Jura limestone cladding, patinated copper roofs and a prestige entrance incorporating a breathtaking five storey glass atrium, Royal Chambers offers an outstanding location for business tenants.

The Royal Plaza will run through the heart of the Royal Development, providing a public open space of extremely high quality integrating public art, water features and standing stones.

The area provides fabulous environment in which people can live, work and relax. The building has been completed to Enhanced BCO Cat A specification, to include:

- 3 High speed, stainless steel, 10 person lifts
- BREEAM International 2008 target rating 'Very Good
- VRV 3 Pipe Fan Coil System (simultaneous heating and cooling)
- Modular raised access flooring
- Suspended ceiling with LG7 lighting (CIBSE Lighting Code for Offices)
- Occupational density 1 person per 8.5 m sq and a power requirement of 400W per person in Tenant's area
- 100% electrical standby generation, both emergency and full office load, for the entire building.
- Sophisticated security and access control system
- Modular raised access flooring
- Suspended ceiling with CAT 3 recessed lighting
- Sophisticated security and access control system



## TENURE

The premises are available by way of sub-lease based on effective Full Repairing and Insuring terms and for a flexible period.

A service charge will be payable in respect of the security guard / receptionist, building security, cleaning and services to the common areas, external repairs and decoration.

## AVAILABILITY

The premises are immediately available and are offered as follows:

West Suite 2 (First floor)                      3,500 sq.ft (a sub-lease is available for a flexible term)

## PARKING

There are ample secure underground parking spaces.

## LEGAL COSTS

Each part to bear their own legal costs.

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### To arrange a viewing:



Call us  
01481 722151



Email Jonathan Harris  
[jharris@swofferscommercial.co.uk](mailto:jharris@swofferscommercial.co.uk)

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**SUBJECT TO CONTRACT**