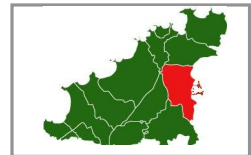
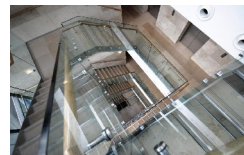


# PRIME OFFICE ACCOMMODATION

£POA   
OFFICES

Royal Chambers  
St Julian's Avenue, St Peter Port, Guernsey

 SOLE  
AGENT



An unrivalled opportunity to occupy space within Guernsey's most prestigious landmark office in the heart of St Peter Port

Suites from 3,500 sq.ft to 20,000+ sq.ft | Immediately Available

**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

- Suites from 3,500 sq ft to 20,000+ sq.ft
- Spacious entertaining terraces and breathtaking panoramic sea views from the penthouse floor
- 83 secure underground basement car parking spaces allocated to the entire building
- Secure basement storage areas up to 1,000 sq.ft each
- Dedicated entrances and addresses (if required) to part of the St Julian's Upper Ground Floor with Tenant's branding (subject to planning)

### 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. Royal Bank Place is home to the Royal Bank of Scotland International's headquarters, and other premium occupiers within the vicinity of Royal Chambers including Butterfield Bank, Deloitte & Touche and SG Hambros. The building offers exceptional panoramic sea views out to the neighbouring islands from the upper floors, with spacious entertaining terraces to compliment this feature. This is the prime location in the heart of St Peter Port with the High Street only two minutes walk away.

### DESCRIPTION

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 runs 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 will provide a 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



## AVAILABILITY

The First and Second floors have been let to one of the 'top five' international accountancy firms and the upper floor to Terra Firma. There are a number of opportunities to occupy office accommodation in this state-of-the-art building starting from floor areas of 3,500 sq.ft to single floor plates of 11,101 sq.ft.

Office Accommodation	Floor Area
1 Royal Plaza Ground Floor "LET"	12,327 sq.ft "LET"
St Julian's Upper Ground Floor	3,500 sq.ft
	7,601 sq.ft
	Or
	11,101 sq.ft (ie the whole floor)
First Floor "LET"	11,598 sq.ft "LET"
Second Floor "LET"	11,595 sq.ft "LET"
Third Floor Penthouse	4,800 sq.ft
(Including the exclusive right to use 580 sq.ft of entertaining terraces)	4,915 sq.ft
	or
	9,715 sq.ft (ie the whole floor)
Fourth Floor Penthouse	3,796 sq.ft "LET"
(Including the exclusive right to use 1,700 sq ft of entertaining terraces)	

## PARKING

There are underground secure parking spaces available which will be allocated on a pro-rata basis depending on the office accommodation required.

## TENURE

The premises are available by way of new leases offered on effective Full Repairing and Insuring terms. 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.

## To arrange a viewing:



Call us  
01481 722151



Email Jonathan Harris  
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- 3) Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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**SUBJECT TO CONTRACT**