

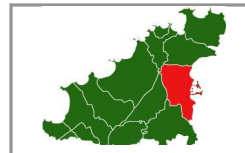
OFFICES FOR SALE

£530,000 

The Beehive
Rohais, St Peter Port, Guernsey, GY1 1FQ

OFFICES

SOLE
AGENT



This is a rare opportunity to purchase newly refurbished office accommodation located on the outskirts of St Peter Port. These offices will be sold fully furnished and are presented in a 'walk-in' condition | Price: £530,000

SUBJECT TO CONTRACT



Swoffers
COMMERCIAL

call 01481 722151
www.swofferscommercial.co.uk

LOCATION

The property is situated in a predominately mixed residential and commercial area located approximately one mile from the centre of St Peter Port. More specifically the property is located at the junction of the Rohais and Collings Road.

THE PROPERTY

This is a rare opportunity to purchase newly refurbished office accommodation located on the outskirts of St Peter Port. These offices will be sold fully furnished and are presented in a 'walk-in' condition.

These self contained offices were fully refurbished in late 2008 and provide modern office accommodation arranged over two floors. The property is entered from the main door located on Collings Road.

DESCRIPTION

Whilst the Ground Floor and the First Floor are both predominately open plan, a number of meeting rooms and a Board Room have been created providing usable and modern office accommodation, including:

- Predominately open plan office space
- Fully furnished including desks, chairs and video-conferencing facilities*
- Full access raised flooring
- Carpeted throughout
- Suspended ceilings with recessed lighting
- Air-conditioning
- Male and Female toilets
- Kitchens on each floor

* Please call our offices for full details of the extensive inventory to be included in the sale of the property.

SUBJECT TO CONTRACT



Offices



Boardroom

THE OPPORTUNITY

These modern offices will suit owner-occupiers and investors alike and presents a good opportunity for owner-occupiers to purchase their own premises in this out-of-town location.

The property will be sold fully furnished including, desks, chairs and many other items listed in the extensive inventory. Please call our offices for full details.

PRICE

The freehold interest of the property is available for £530,000 (five hundred and thirty thousand pounds sterling) including the extensive list of fixtures, fittings and inventory.

USE CLASS

The use class is Use Class 22 - "Offices"

AVAILABILITY

The property is 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

Swoffers Commercial for themselves and for the vendor(s) or lessor(s) of this property whose agent they are give notice that:

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SUBJECT TO CONTRACT