

OFFICES TO LET

13-15 Victoria Road
St Peter Port, Guernsey, GY1 1HU

£125,000



OFFICES



Fully refurbished office accommodation of 5,459 sq.ft with five car parking spaces
| Rent: £125,000 per annum

SUBJECT TO CONTRACT



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COMMERCIAL

call 01481 722151
www.swofferscommercial.co.uk

LOCATION

The property is situated on the southern side of Victoria Road within close proximity to St Peter Port's Central Business District, approximately 100 metres from Trinity Square. Guernsey's newly refurbished Market Buildings as well as the main retail pitch of the High Street is only a few minutes walk away.

Other office occupiers in the near vicinity include HSBC, Aon Insurance Mangers (Guernsey) Limited, and BDO Guernsey.

DESCRIPTION

The property comprises a ground and two upper floors and in total extends to approximately 5,459 sq.ft. The premises will be refurbished to a good specification including air conditioning and raised flooring.

ACCOMMODATION

Each floor is predominantly open plan and offers flexible office accommodation with good natural light as follows:

Ground Floor:	1,301 sq.ft
First Floor:	1,996 sq.ft
Second Floor:	2,162 sq.ft
Total:	5,459 sq.ft

PARKING

There is secure parking at ground floor level of the premises allowing parking for five cars.

REFURBISHMENT

The property will undergo a full refurbishment to a good specification including:-

- Air-conditioning
- Suspended ceilings with modern recessed lighting
- Access raised flooring

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Courtesy Of DigiMap

TERMS

The premises are available by way of a new lease for a flexible period offered on Full Repairing and Insuring terms

Please note this property is also available freehold

RENT

The rental is £125,000 based on £22.00 per sq.ft for the office accommodation and includes £5,400 for the car parking (five spaces).

The rent will be subject to three-yearly upward only rent reviews at Market Value.

AVAILABILITY

The premises are immediately available.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWINGS

Strictly by appointment with ourselves or Jones Watts as Joint Sole Agents.

To arrange a viewing:



Call us
01481 722151



Email Jonathan Harris
jharris@swofferscommercial.co.uk

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