

OFFICES TO LET

Somers House
2-3 Rue du Pre, St Peter Port, Guernsey, GY1 1LU



OFFICES

JOINT
SOLE
AGENT



Fully refurbished modern office accommodation of 8,315 sq.ft with six car parking spaces

Offered on a floor by floor basis or as a whole

SUBJECT TO CONTRACT

LOCATION

The property is situated on Rue du Pre, one of the main vehicular routes linking St Peter Port with the airport. As such, it is situated a short walk from the central business and retail districts of St Peter Port.

It lies approximately 100 meters from Trinity Square and La Charroterie and is therefore an area which has recently been rejuvenated by a number of residential, office and leisure developments. Given its proximity to the centre of St Peter Port and the amenities it has to offer, the area has become an established office location and has attracted occupiers such as Credit Suisse, HSBC, Aon Insurance Mangers (Guernsey) Limited, and BDO Limited.

DESCRIPTION

The property was constructed in 1989 and comprises 8,315 sq.ft of office accommodation over ground and three upper floors.

The premises have been refurbished to a high specification including a new air-conditioning system, suspended ceilings, modern recessed lighting, raised access flooring and a six person lift which serves all four floors. The main access into the building will be via a feature reception accessed directly off Rue du Pre.

As part of the refurbishment all the walls have been finished with innovative light reflective paper. Combine this with the fact the property has two clear elevations and a large number of windows, each floor offers good natural light.

Each floor has its own air-conditioning control system and has the potential to have its electricity separately metered, giving the opportunity for the premises to be sub-let.

ACCOMMODATION

Each floor is predominantly open plan and offers fully refurbished high grade flexible office accommodation. A large number of windows offer good natural light from both the front and rear of the property. The net internal areas are as follows:-

Ground Floor:	2,320 sq.ft
First Floor:	1,720 sq.ft
Second Floor:	2,586 sq.ft
Third Floor:	1,689 sq.ft
Total:	8,315 sq.ft

PARKING

To the rear of the premises is a secure garage allowing parking for six cars which is accessed directly off Park Street. Parking will be allocated on a pro-rata basis at a cost of £2,000 per annum per clear space.



Ground Floor Office



Third Floor Office

TERMS

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

RENT

The property is available as whole for £189,500 per annum (plus £10,000 for car parking), or can be occupied on a floor by floor basis as follows:

Ground Floor:	2,320 sq.ft	£ 47,000 per annum
First Floor:	1,720 sq.ft	£ 35,000 per annum
Second Floor:	2,586 sq.ft	£ 65,000 per annum
Third Floor:	1,689 sq.ft	£ 42,500 per annum
Total:	8,315 sq.ft	

Parking will be allocated on a pro-rata basis at a cost of £2,000 per annum per clear space.

The rent will be subject to a Market Value review on the third anniversary of the term commencement date and every three years thereafter.

AVAILABILITY

The property is available immediately.

LEGAL COSTS

Each party to bear their own legal costs.

To arrange a viewing:



Call us
01481 722151



Email Jonathan Harris
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