

## OFFICE FOR SALE

Trinity Court  
Rue Du Pre, St Peter Port, Guernsey, GY1 1LT

£475,000 

OFFICES, INVESTMENTS



Office accommodation | Approximately 2,600 sq.ft | Available immediately

Price: £475,000

SUBJECT TO CONTRACT



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## LOCATION

Trinity Court 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 and office 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 is a self contained office building with separate entrances from both Rue du Pre and Park Street, both providing a good window frontage.

The offices are arranged over three levels with a approximate total floor area of 2,600 sq.ft. The premises have tiled carpeting, airconditioning and partly raised flooring.

The Ground Floor comprises two main rooms, one of which has the window frontage to Rue du Pre. To the rear of the Ground Floor there is a large kitchen area, separate storage room and separate male and female facilities.

The First Floor comprises of three offices to the Rue du Pre side of the building and a further large office with a waiting room and an entrance leading out to Park Street. The waiting room has a good window frontage to Park Street. There are also male and female facilities on this floor.

The Second Floor comprises of two offices to the Rue du Pre side of the building and a large office with a window to Park Street and two large rooflights. There is also a kitchen on this floor.

## SPECIFICATION

- Partly compartment and partly perimeter trunking
- Fully cabled with Cat 5E Cabling
- Suspended ceilings with rectangular fluorescent lighting
- Air conditioning throughout all office areas

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#### TENURE AND PRICE

The property can be purchased for £475,000.

Please note there may also be an opportunity to lease this property. Please call our office for further details.

#### AVAILABILITY

The property is available immediately.

#### LEGAL COSTS

Each party 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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