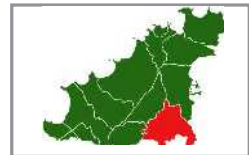


## OFFICES TO LET

Old Bank Chambers  
La Grande Rue, St Martins, Guernsey, GY4 6LH

**UNDER OFFER** 

NEW DEVELOPMENT



**Brand new office development of 3,800 sq.ft**

Ten car parking spaces | Prime location in St Martin's

**UNDER OFFER**

SUBJECT TO CONTRACT



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## THE OPPORTUNITY

This is a very rare opportunity to occupy a brand new office building. Old Bank Chambers is an attractively designed office development arranged on ground and first floors offering approximately 3,800 sq.ft of modern, open plan office accommodation.

The building will be built over the forthcoming months, and in the early stages of build there may be an opportunity for the occupier to have an input into the internal design of the office.

## LOCATION

The property is prominently positioned on La Grande Rue in St Martin's, on the intersection of La Grande Rue and Rue Maze in the heart of St Martin's Village.

St Martin's village offers a varied selection of businesses including several office buildings, banks, retail units, supermarkets and petrol stations. Occupiers include Marks & Spencer's Simply Food, Lloyds TSB, Nat West Bank, Ogier's, Checkers Express and the Co-op Grande Marche.

## DESCRIPTION

The property will offer two storey, modern open-plan office accommodation providing a Net Internal Area of approximately 3,800 sq.ft

The property will be built to a high specification including the following:

- Air-conditioning
- Suspended ceilings
- Modern recessed lighting
- Cat5e cabling

## PARKING

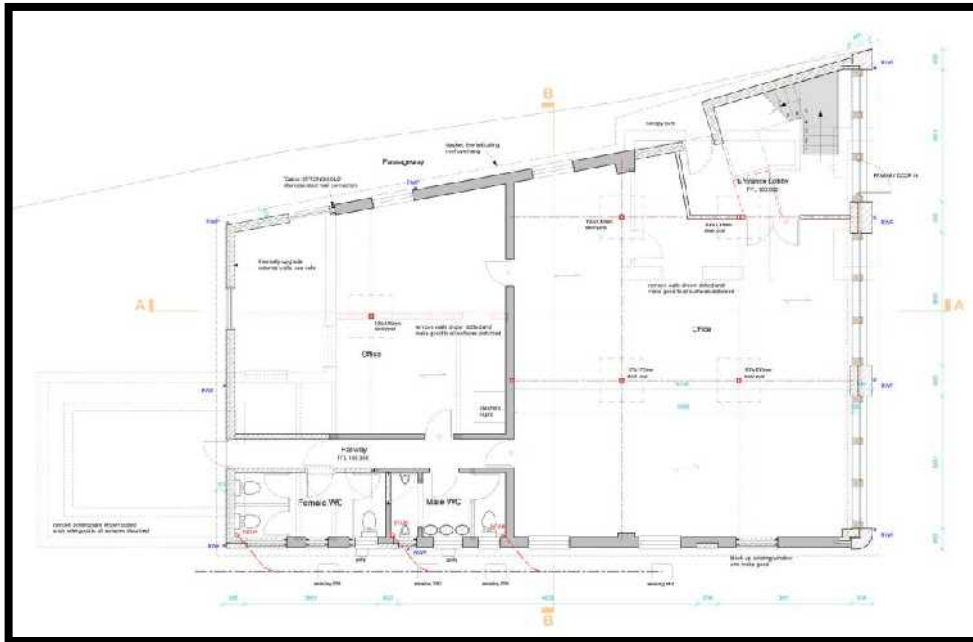
The property benefits from approximately 10 car parking spaces situated to the rear of the property, accessed directly from La Grande Rue. Additional long stay parking is available just a few minutes walk away.

SUBJECT TO CONTRACT

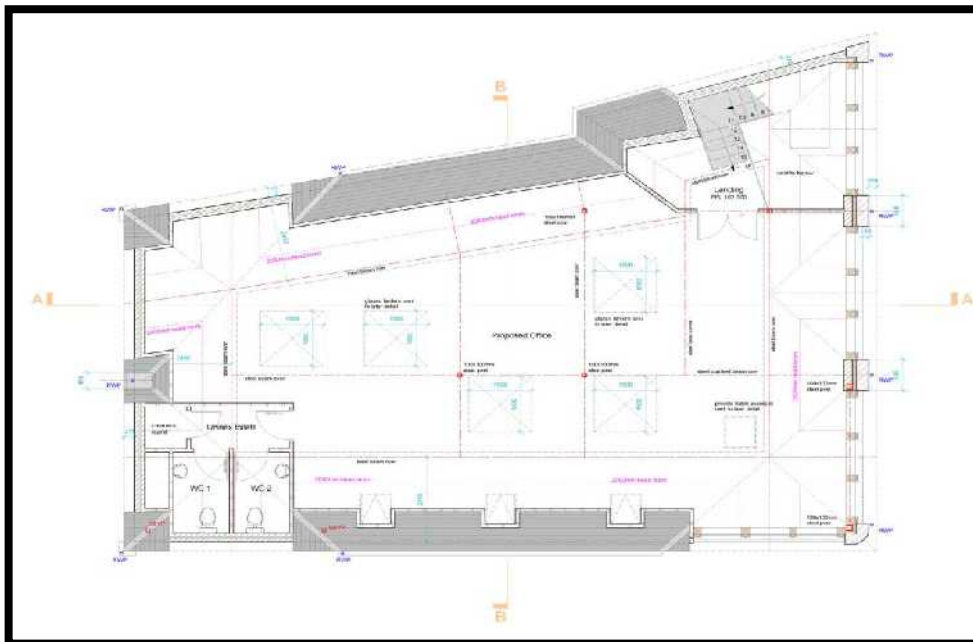


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Ground Floor Plan



First Floor Plan

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## TERMS

The premises are available by way of a new Full Repairing and Insuring lease.

## RENT

The commencing rent is based on £30.00 per sq.ft for the office accommodation and £8,000 for the car parking.

The rent will be subject to three yearly upward only rent reviews in line with Guernsey RPI.

## AVAILABILITY

The property is due for completion at the end of 2011 / early 2012.

## LEGAL COSTS

Each party to bear their own legal costs.

**UNDER OFFER**

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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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