

OFFICES FOR SALE

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

£1,200,000 

OFFICES, INVESTMENTS



Fully refurbished office accommodation of 5,459 sq.ft with five car parking spaces

Price: £1,200,000

SUBJECT TO CONTRACT



Swoffers
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.

ACCOMODATION

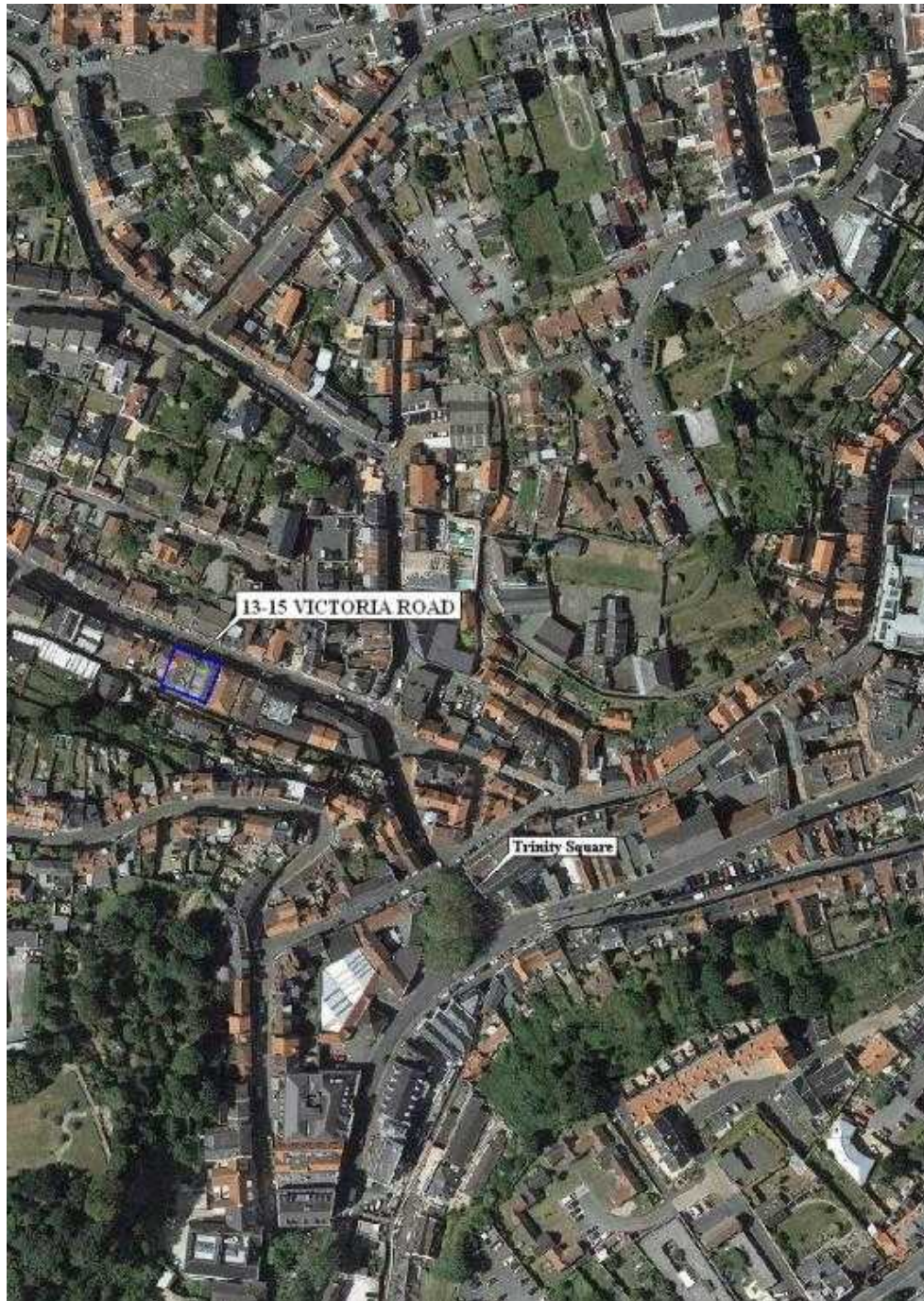
Each floor is predominantly open plan and offers flexible office accommodation with good natural light as follows:

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.

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PRICE

The freehold interest of the property is available for £1,200,000 (One million two hundred thousand pounds)

Please note that the property is also available leasehold.

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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