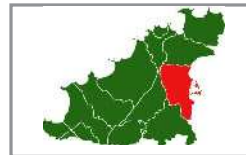
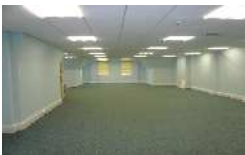


## OFFICES TO LET

POA 

Second Floor Office  
Lancaster Court, Forest Lane, St Peter Port, Guernsey, GY1 1WJ

OFFICES



High quality offices located on the Second Floor comprising 1,600 sq.ft

Rent on application

**SUBJECT TO CONTRACT**

## SUMMARY INFORMATION

- Office accommodation of 1,600 sq.ft
- Raised access flooring
- Flexible term
- Air conditioning
- Newly refurbished to a high standard

## LOCATION

Lancaster Court is located on Forest Lane, a quiet street adjacent to Le Pollet and in close proximity to St Peter Port's Central Business District. More specifically the property is located 50m from where Forest Lane meets Le Pollet.

The available office suite is located on the Second Floor of Lancaster Court.

## DESCRIPTION

These premises comprise of approximately 1,600 sq.ft of office space located on the Second Floor of the building which has been renovated to produce a clean, light working environment. The premises offer predominantly open plan office accommodation.

The suite is very nicely finished and has modern suspended ceilings with recessed fluorescent lighting, air-conditioning and raised access flooring.

There are toilet facilities located on the Second Floor which have also been refurbished to a high standard. Opposite the suite is a large boardroom which may be used by arrangement with the Head Tenant.



## TERMS

The premises are available by way of sub-lease based on effective Internal Repairing and Insuring terms for a flexible term.

## RENT

Rent on application.

## AVAILABILITY

The premises are immediately available.

## 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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**SUBJECT TO CONTRACT**