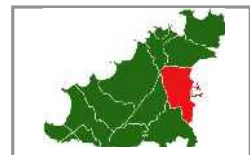


REFURBISHED OFFICES TO LET

St Martin's House
Le Bordage, St Peter Port, Guernsey, GY1 1BR



OFFICES



Newly refurbished, good quality office space of 2,800 sq.ft

Parking for 3 cars

SUBJECT TO CONTRACT



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COMMERCIAL

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SUMMARY

- Office accommodation of 2,800 sq.ft
- Ground floor location
- Parking for 3 cars
- Newly refurbished suite including new air-conditioning
- New flexible lease
- Immediately available

LOCATION

St Martin's House is located on the western side of Le Bordage on the corner where Le Bordage meets Tower Hill. Le Bordage is one of the main vehicular route linking St Peter Port with the airport. The main retail pitch of the High Street along with the newly refurbished Guernsey Market Buildings is only a short walk away.

Le Bordage is an established office area and businesses located within the near vicinity include Sportingbet, Rothschild Trust, Dominium Fund Management, and The Blenheim Group.

The States of Guernsey's principal administration office, Sir Charles Frossard House, is located to the south west of the property.

DESCRIPTION

The premises consist of a Ground Floor office suite of approximately 2,800 sq.ft. The premises have been completely refurbished and provides high quality open plan accommodation.

The specification includes:

- New air-conditioning
- Access raised flooring
- New ceiling tiles and LG7 lighting
- New carpet Refurbished common areas including lighting and carpets
- Dedicated WC facilities and kitchenette facilities

PARKING

There are three car parking spaces available with the office suite.

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TERMS

The premises are available by way of a new effective Full Repairing and Insuring lease for a flexible term (minimum 10 years).

RENT

The commencing rent is based on £29.50 per sq.ft for the office accommodation and £2,000 per annum per car parking space.

The rental will be subject to three yearly, upward only rent reviews. The first rent review will be on the third anniversary of the Term Commencement Date at Market Value.

A service charge is payable in respect of the common areas / services.

AVAILABILITY

The premises will be available immediately subject to agreeing terms with the Landlord.

LEGAL COSTS

Each party to bear their own legal costs.

To arrange a viewing:



Call us
01481 722151



Email Jonathan Harris
jharris@swofferscommercial.co.uk

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