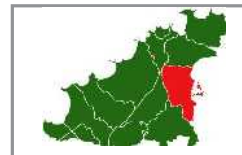


OFFICES TO LET

2 Lefebvre Square
Lefebvre Street, St Peter Port, Guernsey, GY1 2JP

£POA 
OFFICES



Newly refurbished offices comprising approx 2,129 sq.ft

Rent: Price on Application

SUBJECT TO CONTRACT



SUMMARY

- Approximately 2,129 sq.ft over two floors
- New flexible lease based on Internal Repairing and Insuring terms
- Newly refurbished offices
- Immediately available
- Central location

LOCATION

The property is located at the lower end of Lefebvre Street just ten metres from where Lefebvre Street meets the High Street. Lefebvre Street is a busy commercial centre which is in close proximity to St Peter Port's Central Business District and The Royal Courts.

Nearby businesses include Deutsche Bank, Bank Julius Baer, Duke of Normandie Hotel, Channel Island Stock Exchange, Grant Thornton and the St Peter Port Constables office.

DESCRIPTION

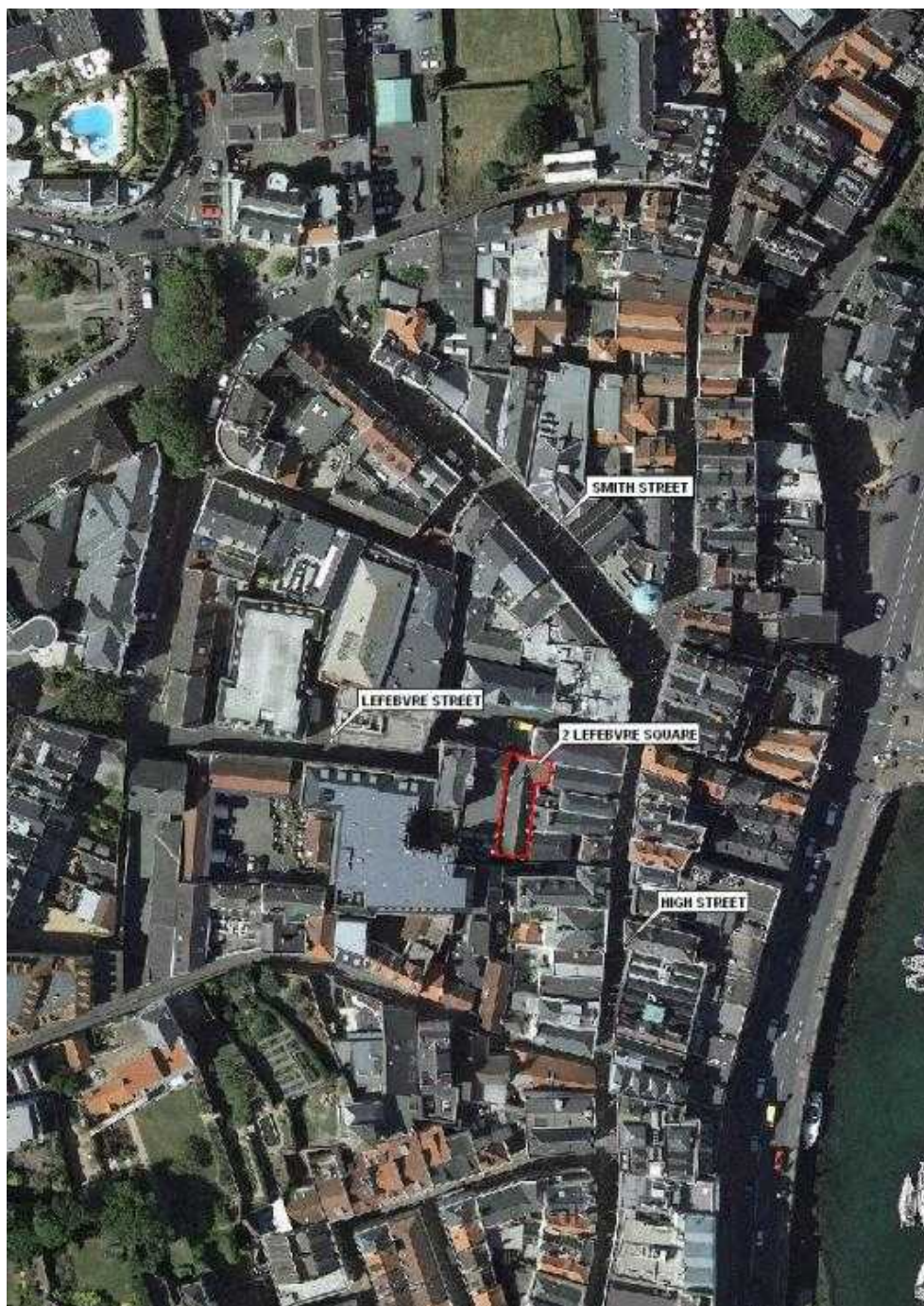
The property comprises 2,129 sq.ft of office accommodation over two floors. The property has been newly refurbished to produce a clean and light working environment.

The office is fitted with perimeter trunking and modern recessed fluorescent lighting.

The property includes a large open plan office on the Ground Floor with kitchette and WC facilities to the rear; the First Floor comprises of a further office and ample storage space.

ACCOMMODATION

Ground Floor	1,172 sq.ft
First Floor	957 sq.ft
Total	2,129 sq.ft



Courtesy of Digimap

LEASE TERMS

The property is available by way of a new flexible lease based on Internal Repairing and Insuring terms.

The rent is subject to upward only rent reviews every three years based on Guernsey RPI.

RENT

Price on Application

AVAILABILITY

The premises are immediately available.

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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SUBJECT TO CONTRACT