

OFFICES TO LET

Third Floor - Maison Trinity
Trinity Square, St Peter Port, Guernsey, GY1 4AT

£48,000 
OFFICES



Open plan modern office accommodation of 1,890 sq.ft

Rent: £48,000 per annum

SUBJECT TO CONTRACT



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SUMMARY

- Third floor office suite
- 1,890 sq.ft
- Sub - Lease available until November 2018
- Rent: £48,000 per annum
- Immediately available

LOCATION

The property is situated on Rue du Pre, one of the main vehicular routes linking St Peter Port with the airport. As such, it is situated a short walk from the central business and retail districts of St Peter Port.

Businesses located within the near vicinity include Rothschild Trust, BDO, HSBC, Credit Suisse as well as The States of Guernsey's principal administration office, Sir Charles Frossard House.

DESCRIPTION

This modern office building comprises Ground, First, Second and Third Floors. The property has been let to AON Insurance managers who occupy the Ground, First and Second Floors leaving the Third Floor available to sub-let.

There is one high speed lift located in the central core of the property serving Ground and all upper floors. Male and Female facilities for use of the sub lease are located on the Third Floor along with a kitchenette.

ACCOMMODATION

The Third Floor suite is predominantly open plan and offers highly flexible office accommodation. With the use of glazed partitioning a large boardroom and meeting room has been created. A large number of windows offer good natural light from both the front and rear of the property. The net internal area is 1,890 sq.ft.

PARKING

There are three car parking spaces nearby which are let by separate agreement.

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TERMS

The offices are available by way of a sub-lease based on Internal Repairing and Insuring terms for a period expiring on 29 November 2018.

RENT

The commencing rent is £48,000 per annum. The rent is paid quarterly in advance on the usual quarter days.

The rent will be subject to three yearly upward only rent reviews, the next review date is 1 December 2012.

Parking is at an additional cost by separate agreement.

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
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