



TO LET

8,000 Sq.ft - 21,560 Sq.ft

*“ A rare opportunity to occupy office accommodation within
Trafalgar Court, one of Guernsey's most prominent buildings ”*





About Guernsey

Guernsey is situated 30 miles west of the Normandy coast of France and 75 miles south of Weymouth and lies in the Gulf of St Malo. It is the second largest of the Channel Islands with an area of 24 square miles (63 square kilometres) with a population of approximately 65,000.

The island is serviced by regular sea and air links to both the United Kingdom and the Continent.

Guernsey is a Crown Dependency and is not part of the UK, nor is it a colony but it does owe its allegiance to the British Crown and the UK is responsible for Guernsey's defence and international representation. Guernsey is not represented in the UK Parliament. Guernsey's Parliament is called the States of Deliberation and is democratically elected. There are no political parties in Guernsey.





Summary

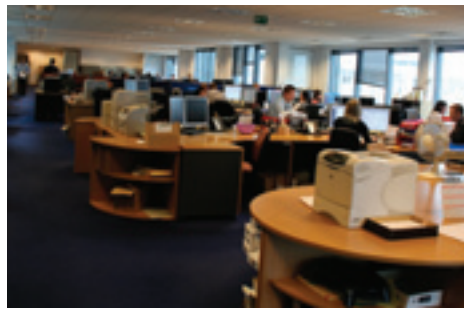
- Sub-lease available until 30 June 2023
- Full Repairing and Insuring terms
- Ample parking (177 spaces allocated on a pro-rata basis)
- Full access raised flooring
- Fully cabled with Cat5e cabling
- VAV air – conditioning throughout all office areas
- Available as a whole or on a floor by floor basis

Location

The premises are located within the East Wing of Trafalgar Court, one of the most prestigious and prominent office buildings in St Peter Port. The property is located within close proximity to the centre of St Peter Port directly adjacent to Les Banques and forms part of the prime office development known as Admiral Park.

This area has become a prime location for large institutions including Northern Trust, Kleinwort Benson, ABN Amro, Intertrust and Carey Olsen. Admiral Park is attractive to occupiers due to its accessibility and provision of excellent on-site car parking. These high quality offices provide modern and flexible office accommodation together with unrivalled sea views.





Description

Trafalgar Court comprises an imposing, self-contained, multi-storey purpose built modern office building. The subject premises are arranged over three floors together with dedicated car parking to the rear of the building. Access is available from the front of the building as well as the staff entrance to the rear.

The offices benefit from excellent natural light throughout and superb sea views to Herm and beyond. The Third Floor has the added benefit of an external balcony from which to enjoy these views.

The subject premises occupy 21,560 sq.ft in total arranged over three floors and overlook a central atrium. The accommodation is predominantly open plan with a number of cellular offices located on each floor. There are toilet and kitchen facilities on all floors, all fitted to a high standard.

Access to the subject premises is from the Ground Floor through the high quality lobby area. Within the lobby there is a high speed glazed passenger lift that serves all upper floors.

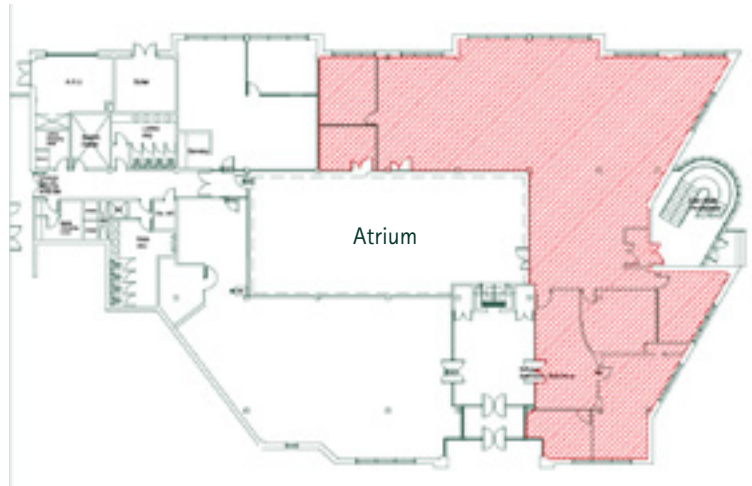
Parking

Parking is provided at the rear of the premises offering 177 unrestricted car parking spaces which will be allocated on a pro-rata basis.

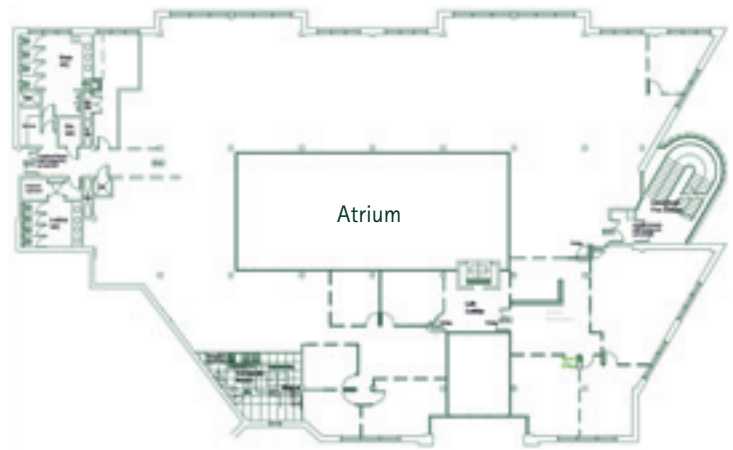
Accommodation

The subject premises are available as a whole or on a floor by floor basis as follows:

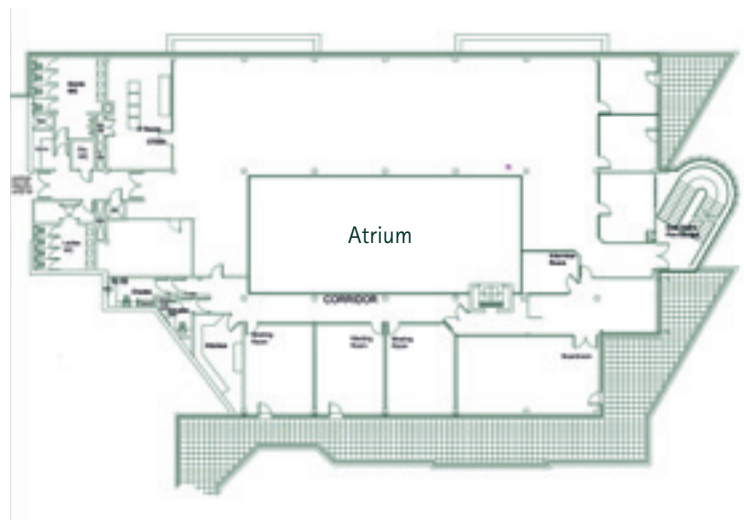
Ground Floor 4,000 sq.ft (approx)



First Floor 9,469 sq.ft



Third Floor 8,091 sq.ft



Total 21,560 sq.ft



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Ground Floor 4,000 sq.ft (approx)

First Floor 9,469 sq.ft

Third Floor 8,091 sq.ft

Total 21,560 sq.ft

Terms

The subject premises are let on a Full Repairing and Insuring basis for a term expiring on 30 June 2023 and available as follows:

- By way of assignment as a whole; or
- By way of sub-lease on a floor by floor basis

Please call our offices to discuss the letting options.

Legal Costs

Each party to bear their own legal costs.



For further information and to arrange a viewing contact
Sole Agent Swoffers Commercial:

Jonathan Harris

jharris@swofferscommercial.co.uk

Lucy Gosselin

lgosselin@swofferscommercial.co.uk

www.swofferscommercial.co.uk
+44 (0) 1481 722151

Estate House Ann's Place St Peter Port Guernsey Channel Islands GY1 2NU

chartered surveyors | valuers | property consultants

