

## OFFICES TO LET

£110,000 

New Office Development  
St Julians Avenue, St Peter Port, Guernsey, GY1 1GZ

OFFICES



Brand new office development of approx 2,907 sq.ft | Five car parking spaces  
Prime location in St Peter Port

SUBJECT TO CONTRACT



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## SUMMARY

- Brand new office development of approx 2,907 sq.ft
- New lease available based on Full Repairing and Insuring terms
- Rent : £110,000 (including car parking)
- Five car parking spaces
- Prime location in St Peter Port
- Anticipated to be available at the end of 2012

## THE OPPORTUNITY

This is a very rare opportunity to occupy a brand new office building in a prominent location in St Peter Port . The building is a traditionally designed office development arranged over four floors offering approximately 2,907 sq.ft of modern, open plan office accommodation.

There is an opportunity for naming rights of this building and in the early stages of the construction there will be an opportunity for the occupier to have an input into the internal design of the office.

## LOCATION

The property is prominently positioned on St Julian's Avenue, which is situated within the financial centre of St Peter Port. The property's frontage is to south side of St Julian's Avenue.

The property is in close proximity to both Royal Chambers and Royal Bank Place whose occupiers include Terra Firma, Ernst & Young, Ipes and PWC. Also in the near vicinity are HSBC and SG Hambros.

In addition to on-site dedicated car parking ample long term parking is available only a few minutes walk away.

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## DESCRIPTION

The offices are arranged over Lower Ground, Ground, and two Upper Floors. The proposed layout for each floor is currently open plan but in the early stages of construction there will be an opportunity for the occupier to have an input into the internal design of the office.

The property will be built to a high specification including the following:

- New air-conditioning
- Cat6 cabling
- Modern recessed lighting

The main access into the building will be directly off St Julian's Avenue, although there will be additional access available from Doyle Street.

## ACCOMODATION

Lower Ground Floor	680 sq.ft
Ground Floor	767 sq.ft
First Floor	860 sq.ft
Second Floor	600 sq.ft

## PARKING

The property benefits from five car parking spaces situated to the front of the property, accessed directly from St Julian's Avenue. Additional long stay parking is available just a few minutes walk away.



Lower Ground Floor



Ground Floor



First Floor



Second Floor





## TERMS

The property is available by way of a new Full Repairing and Insuring lease.

## RENT

The commencing rent is £110,000 per annum including parking.

The rent will be subject to three yearly upward only rent reviews subject to the higher of Market Value or Guernsey RPI.

## AVAILABILITY

Anticipated to be December 2012, subject to completion of the development.

## 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  
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