



# Harbour House

South Esplanade  
St Peter Port  
Guernsey



**Panoramic Sea Views**



**Sea Front Location**



**Newly Refurbished**



**Flexible Floor Plates**



**Air-Conditioning**



**Fitted Kitchenettes**



**Fibre Connections**



**LED Lighting**



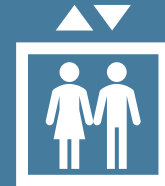
**Dedicated WCs**



**Shower Facilities**



**Secure Lockers**

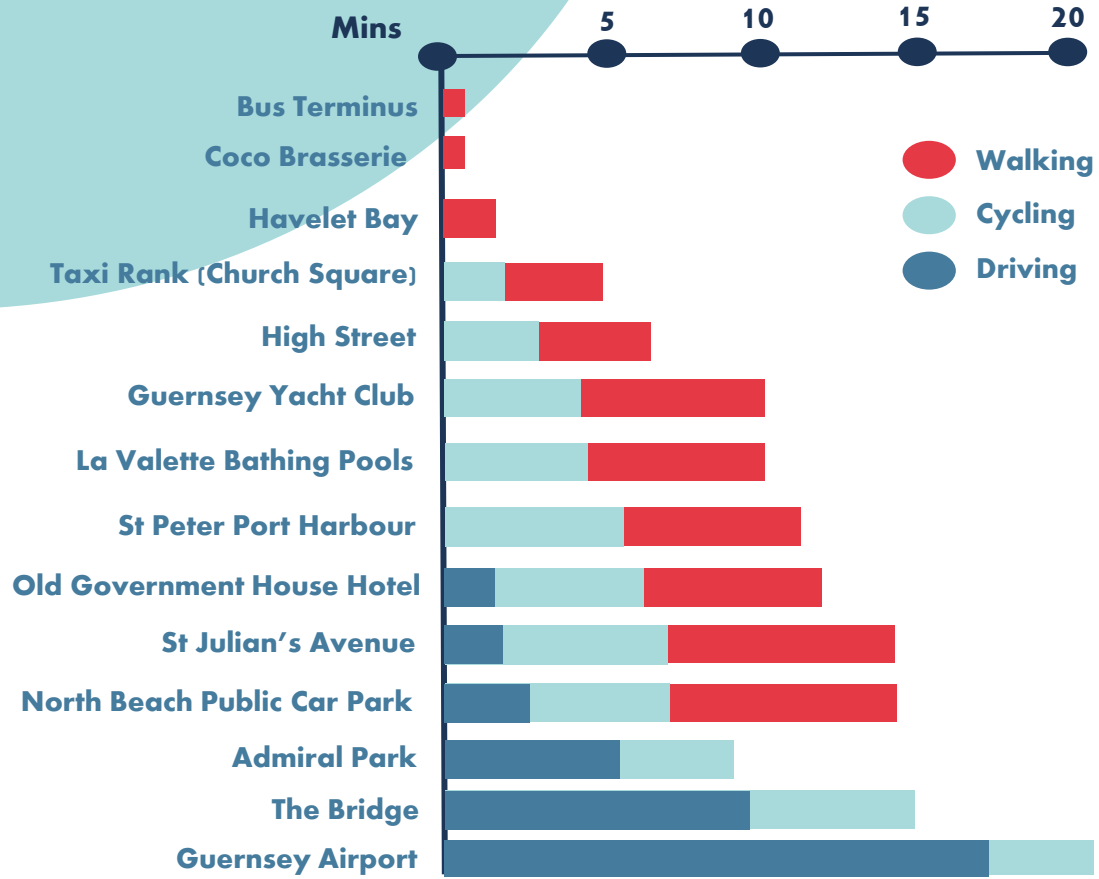


**Passenger Lift**



**Prominently Positioned & Well-Connected  
Seafront Location**

# Perfectly Placed



# Be Part of Harbour House's Future

**With a strong history of commercial activity,  
Harbour House is being transformed and readied  
for its next stage in life as a high-quality office.**



# Quality Specification

## Harbour House will offer:

- > Communal shower facilities
- > Communal locker room
- > Passenger lift
- > Two fibre connection points with Sure and JT

## Each office will be fitted with:

- > Three-pipe VRV air conditioning system
- > LED lighting with 300 lux average
- > Perimeter trunking
- > Fitted kitchenettes
- > WC facilities



# Indicative Finishes

Harbour House will offer high quality and attractive finishes...



Reception Area

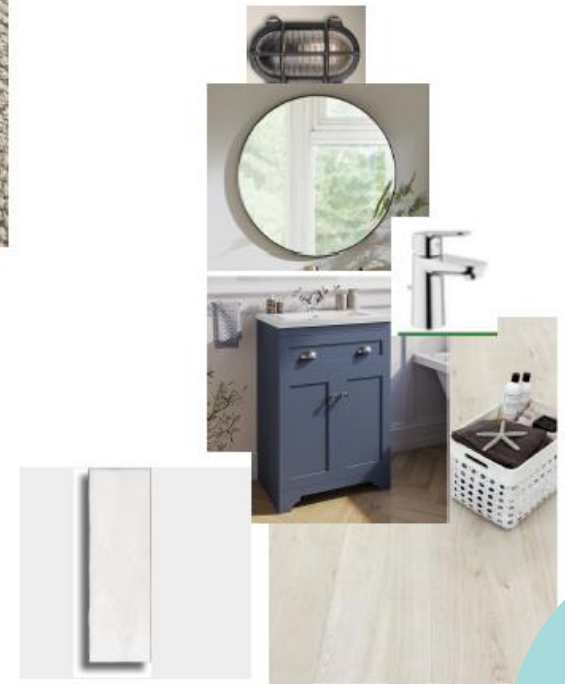


Offices



Kitchenettes

Shower rooms



# Unrivalled Vistas

**Stunning panoramic outlook from the upper floors**



**Uninterrupted views over the marina, Castle Cornet, the Little Russel, Havelet Bay and the neighbouring islands**



# Space to Grow

- Six levels
- Flexible floor plates
- Rent as a whole (6,621 sq ft)
- Or in part (394 – 6,621 sq ft)



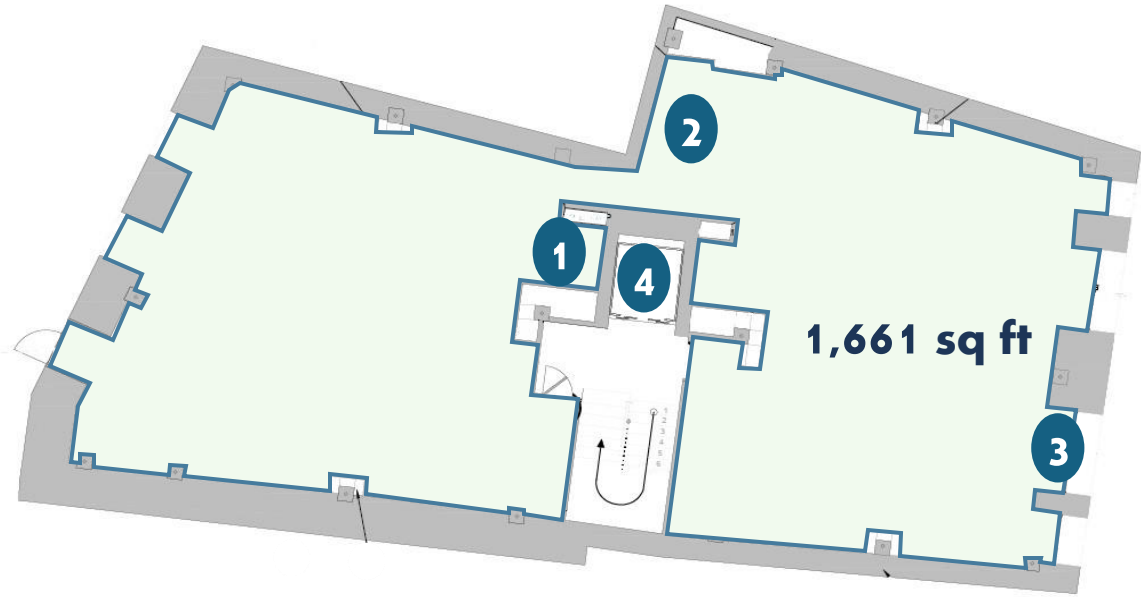
# A Closer Look

- 1 Reception & main entrance
- 2 Kitchenette
- 3 WC(s)
- 4 Communal shower & locker room
- 5 Rear entrance to shower & locker room
- 6 Sea views
- 7 Lift access

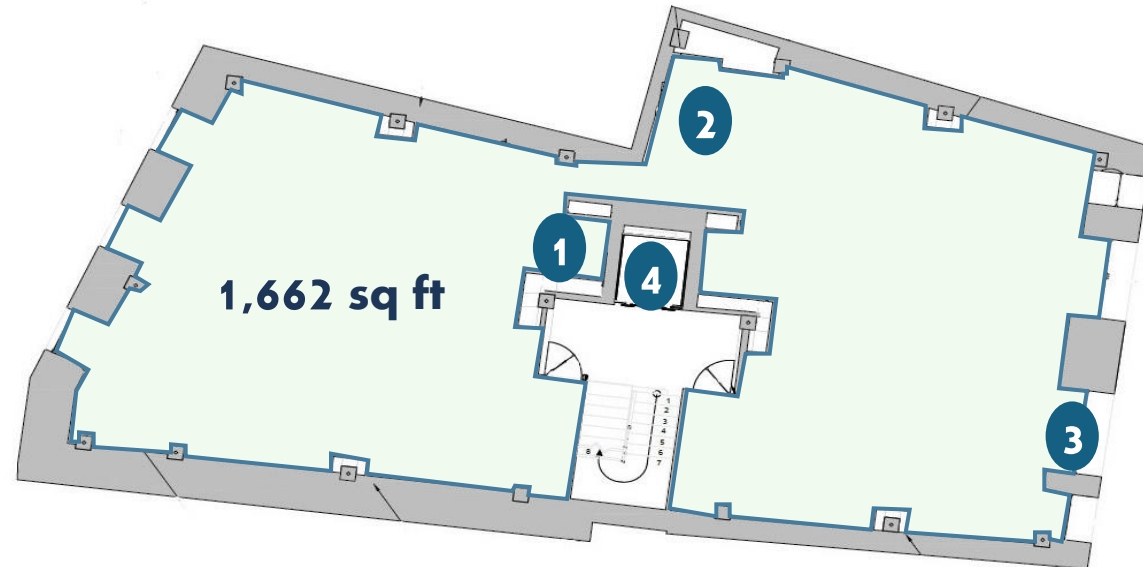


# Open Plan Units

- 1 Kitchenette
- 2 WC(s)
- 3 Sea views
- 4 Lift access



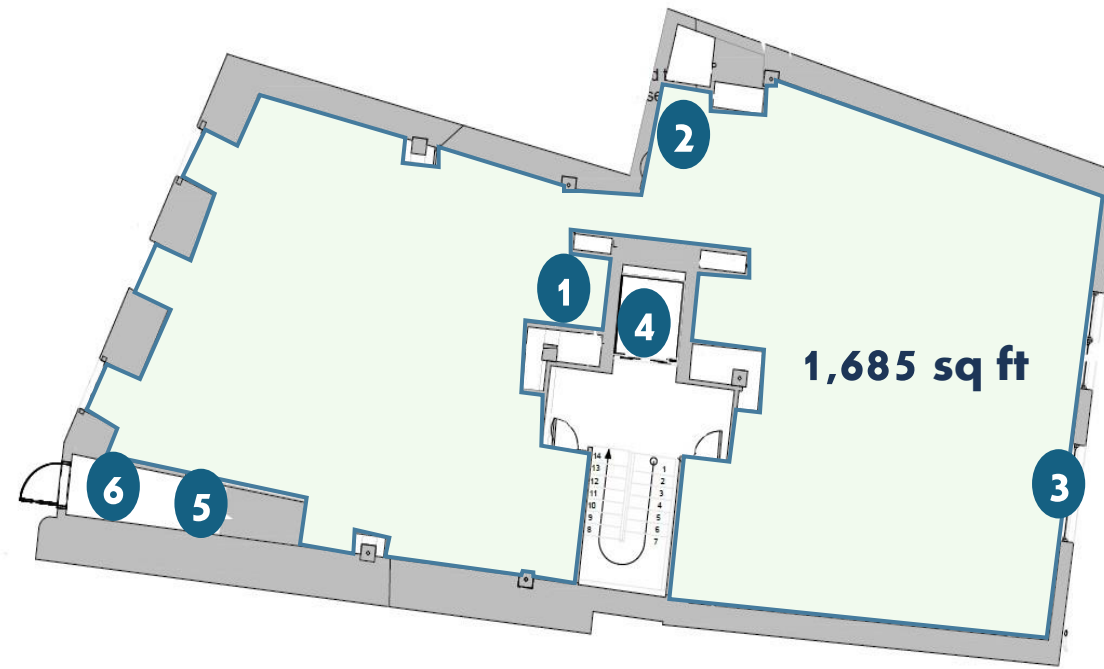
**Second Floor**



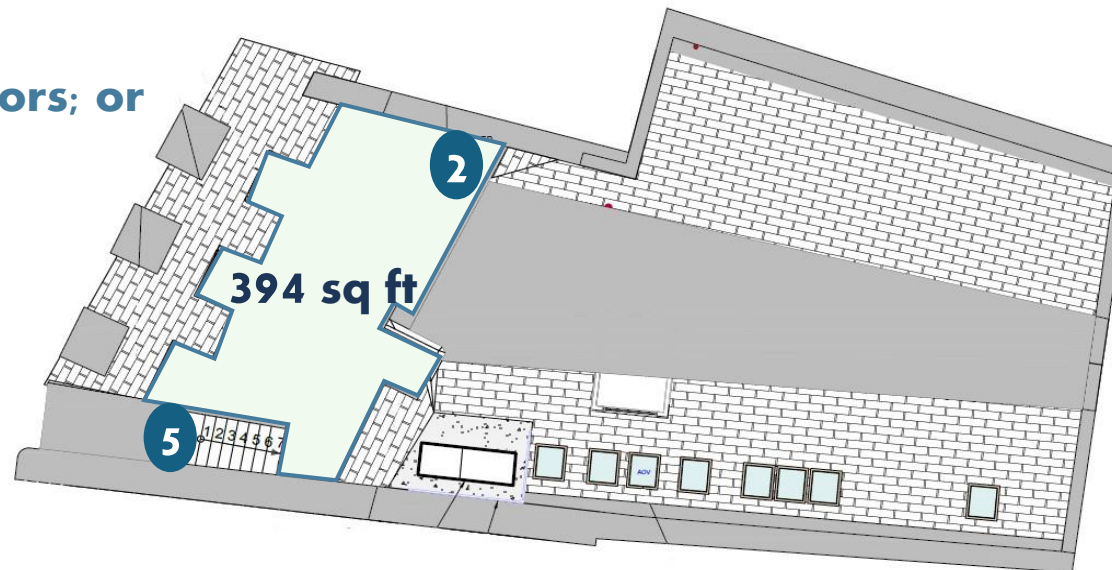
**Third Floor**

# Flexible Space

- 1 Kitchenette
- 2 WC(s)
- 3 Sea views
- 4 Lift access
- 5 Stair link between fourth & fifth floors; or
- 6 Self-contained entrance



**Fourth Floor**



**Fifth Floor**



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