

TO LET

**Refurbished air-conditioned
offices**

THREE SAINTS ST PETER PORT

GUERNSEY

2,500- 28,400 Sq Ft
232 - 2,638 Sq M

**St Martin's House
St Andrew's House
St Peter's House**

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

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THREE SAINTS, LE BORDAGE

St Peter Port, GUERNSEY.

THREE SAINTS DETAILS

The Three Saints building consists of St Martin's House, St Andrew's House and St Peter's House.

All offices have undergone a significant refurbishment and now provide high quality fitted office accommodation which includes air-conditioned modern open plan office space with meetings rooms, private offices kitchenettes / break out areas.

All office suites have allocated parking within the building's secure underground car park. More spaces could be available by arrangement on a short term licence basis.



Kitchenette & Break Area



Meeting Rooms



Secure Underground Parking



Passenger Lifts



Communal WCs



LED Lighting



Air Conditioning



Carpet Tiles



Shower Facilities



Bicycle Parking



Suspended Ceiling



Raised Access Flooring



FITTED OFFICES TO LET | THREE SAINTS, ST PETER PORT

THREE SAINTS, LE BORDAGE
St Peter Port, GUERNSEY.

**PROPERTY
 LOCATION**

The Three Saints is located on Le Bordage, one of the arterial routes linking St Peter Port with the south and south western parishes. It forms part of an established office location and sits within walking distance of St Peter Port's High Street and the amenities it has to offer.

DESTINATION



WALK

Market Square	3 mins
High Street	5 mins
Victoria Marina	8 mins
Sunken Gardens	10 mins
Guernsey Yacht Club	13 mins
La Vallette Bathing Pools	15 mins



SAT NAV:

[what3words///erase.camera.crisp](https://www.what3words.com/erase.camera.crisp)



FITTED OFFICES TO LET | THREE SAINTS, ST PETER PORT

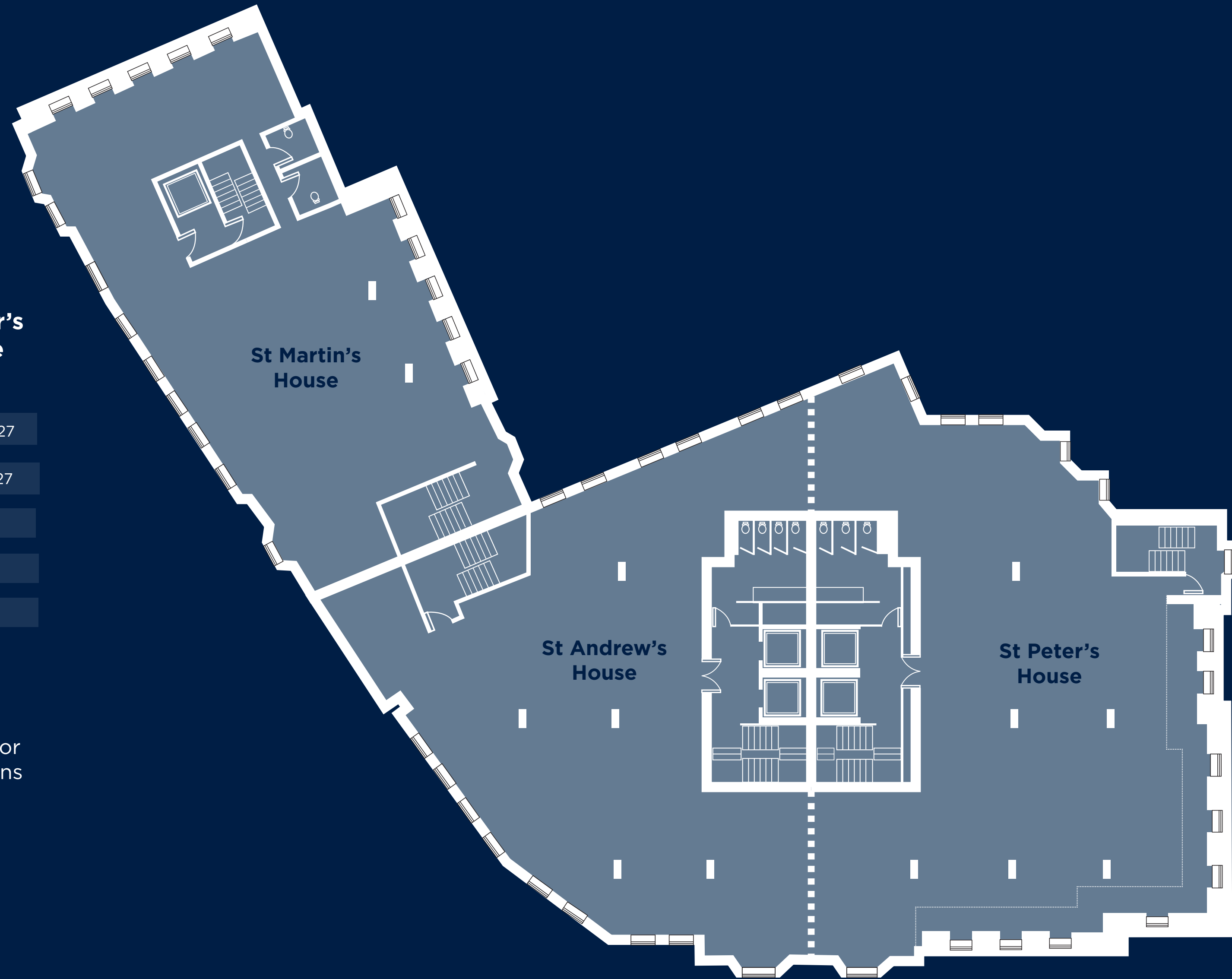
THREE SAINTS, LE BORDAGE
St Peter Port, GUERNSEY.

**THREE SAINTS
 ACCOMMODATION**

	St Martin's House Sq Ft	St Andrew's House Sq Ft	St Peter's House Sq Ft
4th	n/a	5,406 sq ft Available March 2027	
3rd	n/a	7,486 sq ft Available March 2027	
2nd	2,875	3,584	LET
1st	LET	3,589	LET
Ground	2,499	2,959	LET

The 3rd and 4th Floors of St Andrew's and St Peter's House are interconnected and are offered on a whole floor basis.

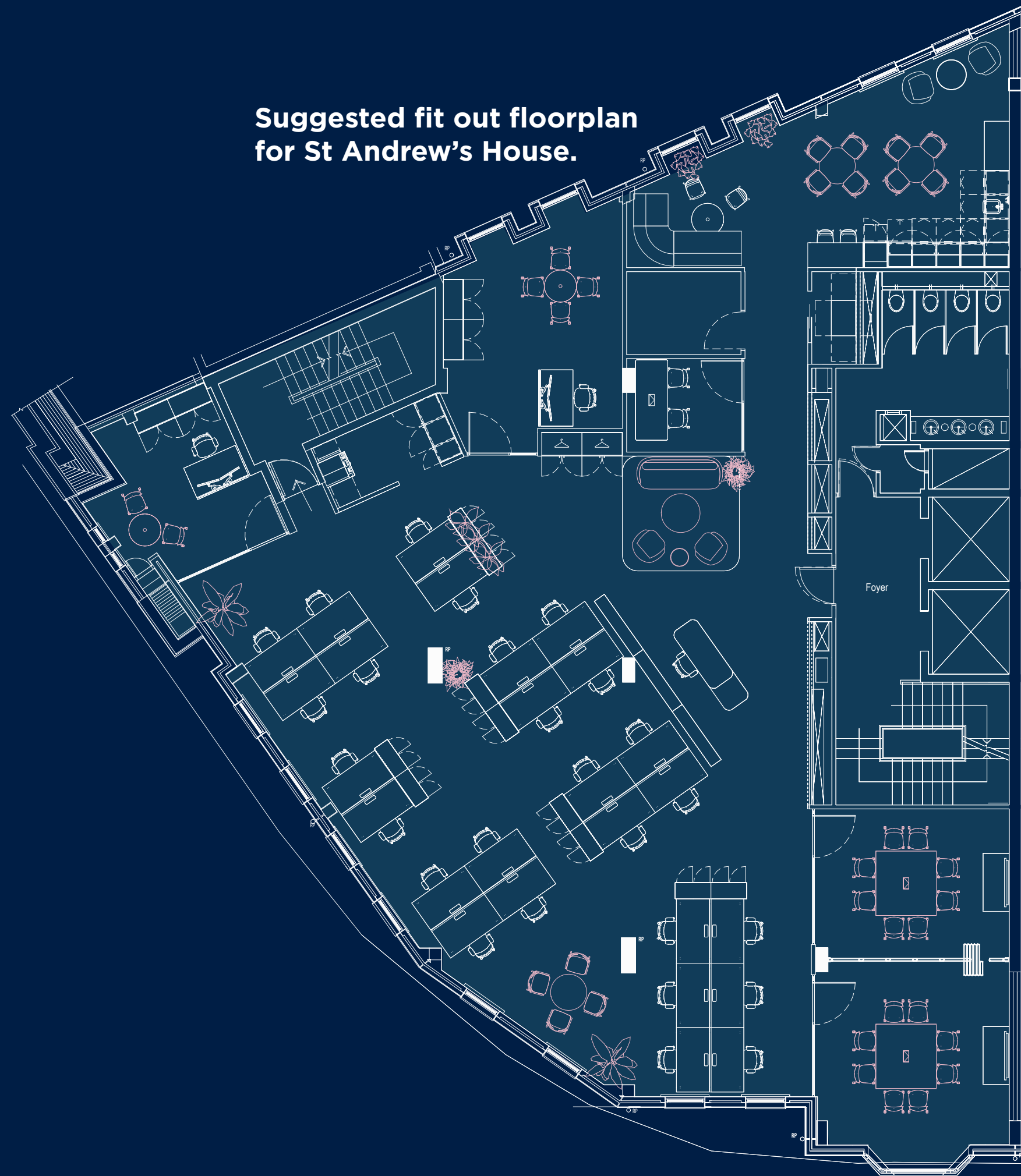
The Fourth Floor benefits from a private roof terrace, ideal for client entertaining. It is not possible to interconnect St Martins House.



Plans shown for information purposes only and are not to scale. Architectural drawings are available on request from the agents.

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**Suggested fit out floorplan
 for St Andrew's House.**



Indicative CGI of potential fit



2ND FLOOR FIT OUT FLOORPLAN

Desks (1600 x 800mm)	26	Print Room	1
Lounge / Collab Seats	8	Storage Area	1
Offices	2	Comms Room	1
Meeting Rooms	2		
Phone Rooms	1		
Cafe	1		

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Indicative CGI of potential fit out.

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FURTHER INFORMATION

RENT: On Application.

EPC: TBC

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Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast.

As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

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