

|  
**Arnold House**  
|

TO LET  
St Julian's Avenue  
St Peter Port  
Guernsey

Anticipated BREEAM "excellent"

---

|              |             |              |
|--------------|-------------|--------------|
| 5,964 SQ FT  | 5,188 SQ FT | 11,152 SQ FT |
| SECOND FLOOR | THIRD FLOOR | WHOLE        |

---

FULLY REFURBISHED GRADE A OFFICES  
**INDICATIVE BREEM RATING : 'EXCELLENT'**  
A first for Guernsey...



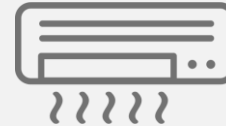
# Key Features



Indicative: "Excellent"



LED lighting



Air conditioning  
& mechanical ventilation



Raised access floors



Fully refurbished



4 onsite spaces plus  
further spaces nearby



50 Cycle  
storage spaces



Grade A specification



Showers



Locker facilities



Reception feature wall



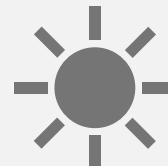
Passenger lift



100% prime location



24/7 Access



Excellent natural light



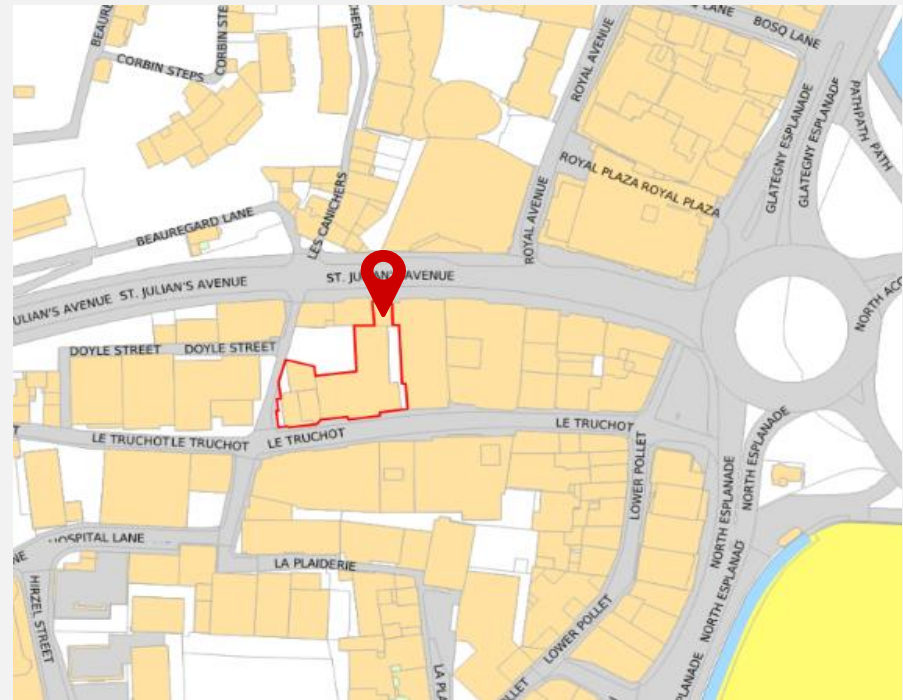
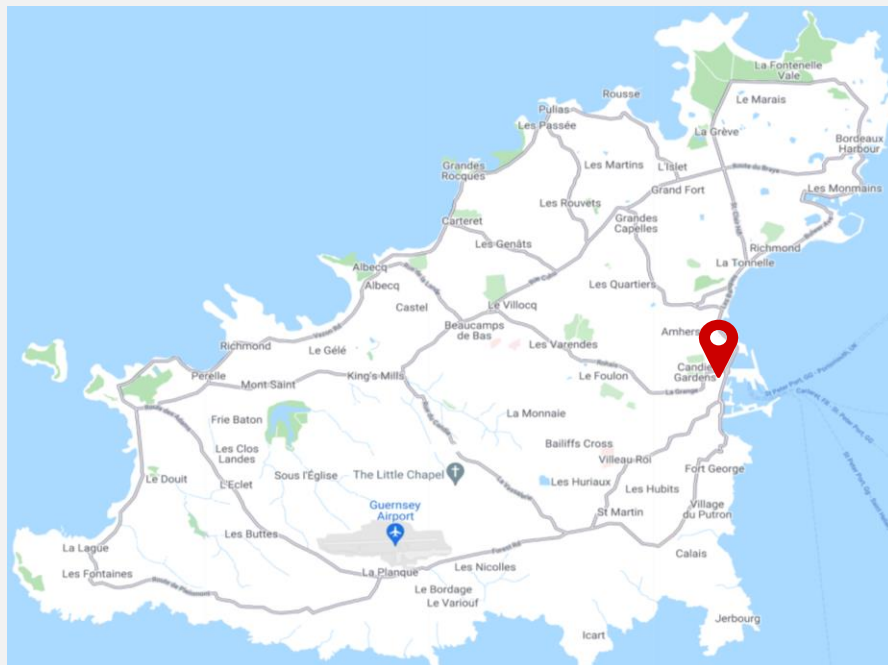
Open plan floor plates

# The hub of the finance district

Arnold House occupies a prominent prime position on the southern side of St Julian's Avenue, in St Peter Port's town centre.

It therefore sits in the heart of Guernsey's financial centre and is a short walk from the High Street and public car parks at North Beach and Salerie Corner.

Other occupiers in the vicinity include EY, PWC, Deloitte, RBSI, Terra Firma, Mourant, Ogier, BNP Paribas, Rothschilds, SG Kleinwort Hambros and HSBC.



| Destination                 | Distance (km) | Time (minutes walk) |
|-----------------------------|---------------|---------------------|
| Taxi Rank                   | 0.16          | 1                   |
| Old Government House Hotel  | 0.23          | 3                   |
| Saint Peter Port Harbour    | 0.26          | 3                   |
| High Street                 | 0.35          | 4                   |
| North Beach Public Car Park | 0.50          | 5                   |
| Main Bus Terminus           | 0.70          | 6                   |
| Admiral Park                | 1.5           | 5 (car)             |
| Guernsey Airport            | 6.3           | 13 (car)            |

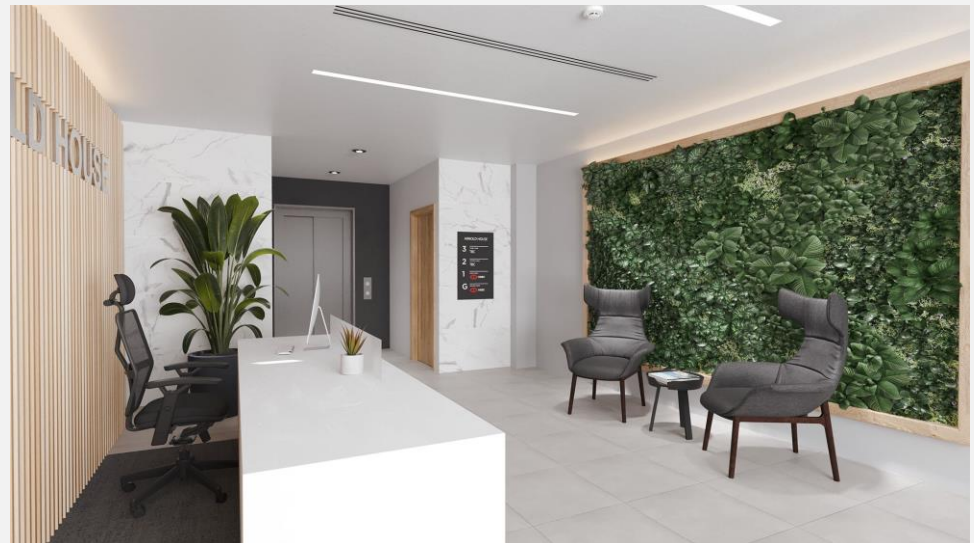
# High quality refurbished offices

Currently undergoing full refurbishment, Arnold House will be comprehensively upgraded and modernised to provide cutting edge offices. When completed, the office accommodation will offer:

- ▶ Raised access flooring
- ▶ LED lighting
- ▶ Air conditioning
- ▶ Mechanical ventilation
- ▶ Carpet flooring
- ▶ Shower facilities
- ▶ WCs

Serving the offices will be an impressive shared entrance lobby with reception, featuring a large green wall, slat wall panelling and feature lighting. The property will also benefit from:

- ▶ Upgraded stair lobbies
- ▶ Secure parking for 50 bikes
- ▶ New roof coverings throughout
- ▶ New glazed feature façade
- ▶ Window blinds
- ▶ External decoration
- ▶ Overhauled windows and doors
- ▶ Four onsite parking spaces plus additional spaces nearby





## Market Leading...

“Comprehensively refurbished and upgraded to provide high quality contemporary open-plan office space.”



## Market Leading...

Generous provision of fully refurbished wcs, including showers, locker storage and accessible facilities.





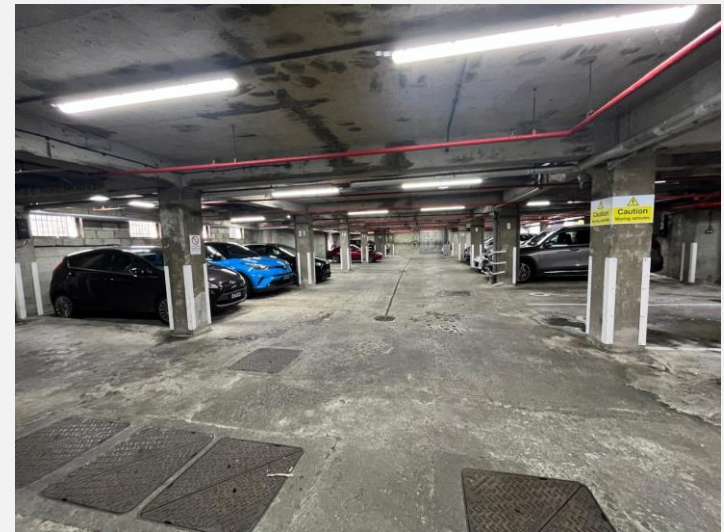
## Workspace

| Level            | Use          | Area (sq m)  | Area (sq ft)  |
|------------------|--------------|--------------|---------------|
| Second Floor     | Office       | 514          | 5,533         |
| Second Floor     | Meeting Room | 40           | 431           |
| <b>Sub Total</b> |              | <b>554</b>   | <b>5,964</b>  |
| Third Floor      | Office       | 482          | 5,188         |
| <b>Total</b>     |              | <b>1,036</b> | <b>11,152</b> |

## Car & bicycle parking

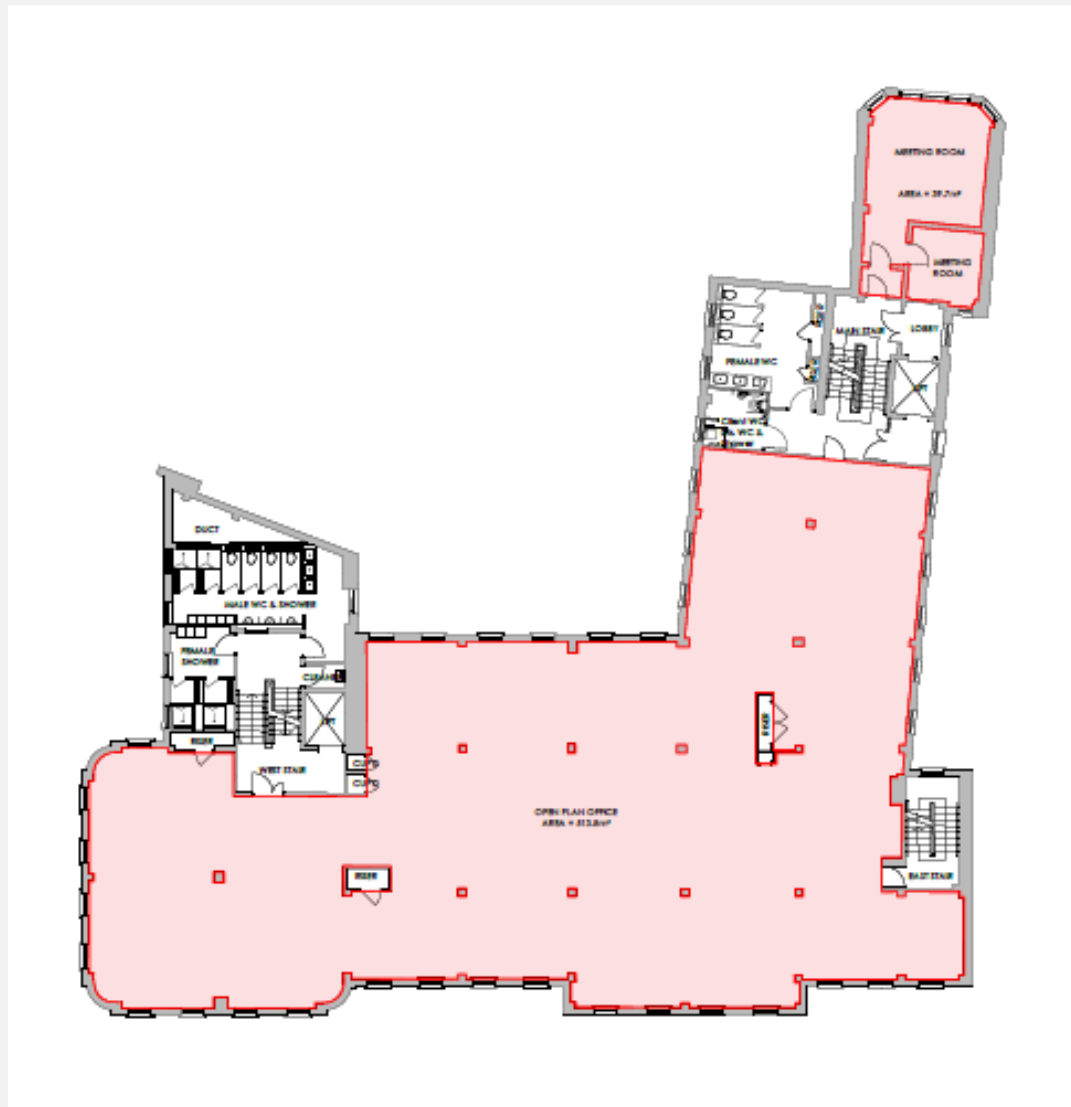
| Description                    | Type                    | No. of spaces               |
|--------------------------------|-------------------------|-----------------------------|
| Car parking*<br>(Second Floor) | Internal – clear spaces | 2                           |
| Car parking*<br>(Third Floor)  | Internal – clear spaces | 2                           |
| Bicycle parking                | Internal                | 50                          |
| <b>Total</b>                   |                         | <b>4 cars / 50 bicycles</b> |

\*Additional parking is also available closeby.

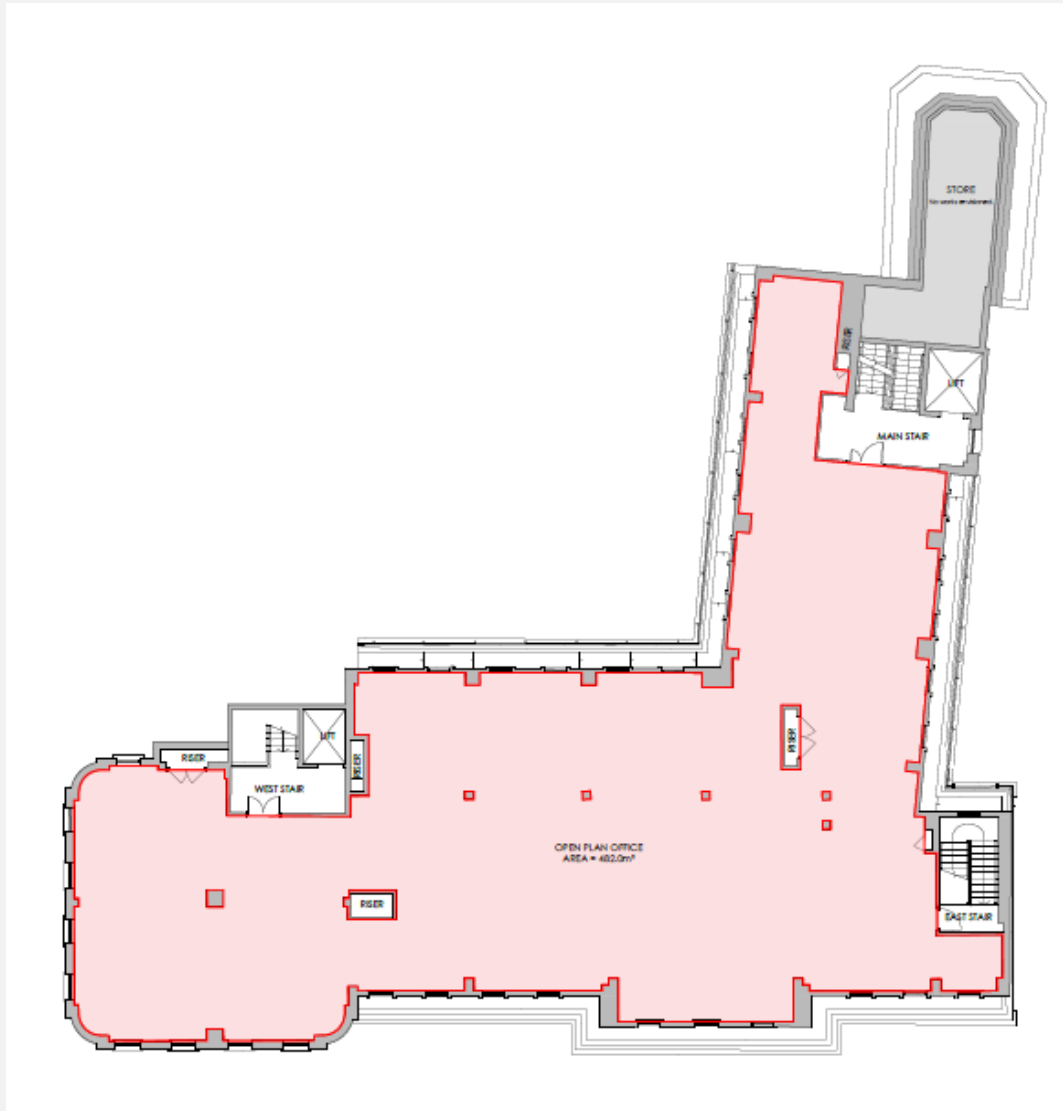




# Second Floor



# Third Floor



---

# Terms

- ▶ The property is available on a per floor basis by way of new effective full repairing and insuring leases for a term and rent to be agreed.
- ▶ Tenants will be responsible for paying a service charge, Tax on Real Property, parish rates, building insurance and utilities.
- ▶ Each party is responsible for their own legal costs in relation to any transaction.
- ▶ Further details are available upon request.

# Availability

The anticipated renovation works are due to complete -

Third Floor: Q2 2025

Second Floor: Q3 2025

Common  
Parts/Externals Q3 2025

---





Wing Lai MRICS  
Director  
+44 (0) 7781 412 578  
[wing.lai@watts.property](mailto:wing.lai@watts.property)

Joanna Watts MRICS  
Director  
+44 (0) 7781 130 686  
[jo.watts@watts.property](mailto:jo.watts@watts.property)

Watts Property Consultants Limited on behalf of the Vendors or Lessors of this property whose Agents they are, give notice that 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Watts Property Consultants Limited has any authority to make any representation or warranty whatsoever in relation to this property.