

PLAZA HOUSE

The Plaza // Elizabeth Avenue
// Admiral Park // St Peter Port
// Guernsey

66,617 sq ft over six floors

Double Entrance Lobby

Guernsey's First BREEAM
Building

Excellent Parking

Occupation from Q3 2023
for remaining floors

60% ALREADY PRE-LET



PLAZA HOUSE

The Plaza // Elizabeth Avenue // Admiral
Park // St Peter Port // Guernsey





SITE LOCATION

LOCATION

Zoned as Guernsey's only office expansion area, Admiral Park is Guernsey's premier location for large floor plate offices and is the home to a number of large institutions such as:

- ❑ Butterfield Bank
- ❑ Intertrust
- ❑ AON Insurance
- ❑ Royal Bank of Canada
- ❑ Carey Olsen
- ❑ Northern Trust
- ❑ Canaccord
- ❑ Aztec
- ❑ Julius Baer

Being positioned just 1 km to the north of St Peter Port, it benefits from being in close proximity to the main town centre whilst also benefiting from good accessibility and ample on site parking.

Waitrose and B&Q are also close-by.



PLAZA HOUSE

The Plaza // Elizabeth Avenue // Admiral Park // St Peter Port // Guernsey





ADMIRAL PARK

Once completed, this new landmark development will provide a mixed use scheme comprising:

- ❑ +100,000 sq ft of Head Quarter Offices:
- ❑ A 100 Bed Premier Inn Hotel
- ❑ A Cafe/Restaurant & Bar
- ❑ Central Landscaped Plaza
- ❑ Petanque Court
- ❑ +500 On-site Parking Spaces
- ❑ Dedicated Cycle & Motor-Bike Parking



PLAZA HOUSE

The Plaza // Elizabeth Avenue // Admiral Park // St Peter Port // Guernsey



DESCRIPTION

This Grade A Head Quarter Office will mark the centre piece of Admiral Park. Its imposing and iconic design has been developed to maximise both natural light and the efficiency of the floor plates. In delivering a statement building, it will be fit for any business wishing to secure a strong presence in St Peter Port's newest financial services district.

The building itself has been sympathetically designed with double entrance lobbies, providing access from either side of the main elevations to seamlessly connect to both the Plaza and the road network to the east.

With Developer, **comprop**, looking to continue its strong track record for delivering high-end office buildings across the Channel Islands, it is now seeking pre-lets on a per floor basis.



Indicative external south-west night view

KEY FEATURES

PREMISES

66,617 sq ft over six floors

Including

- ▣ Imposing entrance lobby
- ▣ Generous ceiling heights
- ▣ Exceptional natural light
- ▣ Divisible space with minimal columns

PARKING

Exceptional on-site allocation of one space per 250 sq ft

PROPOSED COMPLETION

Occupation from Q3 2023 for the remaining floors

FIT OUT:

Turn-key solution to include furniture if required

SPECIFICATION

- ▣ Guernsey's first fully accredited BREEAM building
- ▣ Opportunity for design input subject to early commitment

ADDITIONAL KEY FEATURES

- ▣ Prime office location
- ▣ Prominent frontage
- ▣ Imposing head quarters design
- ▣ Large and flexible floor plates averaging 12,400² ft
- ▣ High build quality
- ▣ Collateral warranties and decennial insurance
- ▣ Sea views from upper floor
- ▣ Bespoke options for ESG (Environmental, Social, & Governance) criteria



PLAZA HOUSE

The Plaza // Elizabeth Avenue // Admiral Park // St Peter Port // Guernsey



SPECIFICATION

The completed specification will include the following:-

- ▣ Flexible open plan floor plates
- ▣ Raised access flooring
- ▣ Suspended ceiling
- ▣ LED lighting
- ▣ Energy efficient HVAC
- ▣ Lift access to all floors
- ▣ Generous ceiling heights of 2.8m
- ▣ Smart wc and shower facilities
- ▣ Impressive double entrance lobby
- ▣ Decennial Insurance & Collateral Warranties
- ▣ BREEAM rating: "Very Good"



PLAZA HOUSE

The Plaza // Elizabeth Avenue // Admiral
Park // St Peter Port // Guernsey



ACCOMMODATION

The total accommodation comprises a Net Internal Area of 66,617 sq ft.
The accommodation is arranged as follows:

FLOOR		TO LET	SQ M	SQ FT
Ground Floor Office	[level 0 - as a whole]	Available	1,002	10,785
Ground Floor North Office	[level 0 - part floor]	Available	483	5,198
Ground Floor South Office	[level 0 - part floor]	Available	519	5,587
First Floor Office	[level 1]	Available	1,108	11,926
Second Floor Office	[level 2]	LET	797	8,579
Second Floor Office	[level 2]	Available	354	3,810
Third Floor Office	[level 3]	LET	1,151	12,389
Fourth Floor Office	[level 4]	LET	1,073	11,550
Fifth Floor Office	[level 5]	LET	704	7,578
TOTAL			6,189	66,617

DISCLAIMER: conversion from sqm to sqft has been rounded to the nearest whole number.



PLAZA HOUSE

The Plaza // Elizabeth Avenue // Admiral
Park // St Peter Port // Guernsey



BREEAM

Upon completion, the Subject Property will be subject to full BREEAM accreditation equivalent for energy performance and sustainable criteria.

AMENITY

The central Plaza at Admiral Park is designed to offer a sense of community and a sense of place to encourage socialising and engagement with friends and colleagues.

As well as the petanque court, the high class Bistro/ Restaurant let to Good Rebels offers alfresco dining throughout the day. There will also be ample provision of bicycle parking around the Park, to include that for e- bikes and motor bikes. Cycle lanes are to be developed in the surrounding area. Measures have also been introduced to enhance traffic flow.

ACTIVE TRAVEL

The entirety of the new development at Admiral Park is subject to a formal travel plan which will be approved by the DPA prior to completion. This will include measures for encouraging active travel to include cycling and walking/running to work as well as car sharing and complementary working with the bus service.

NOTE

Further ESG Criteria can be discussed with the tenants to suit its specific criteria.



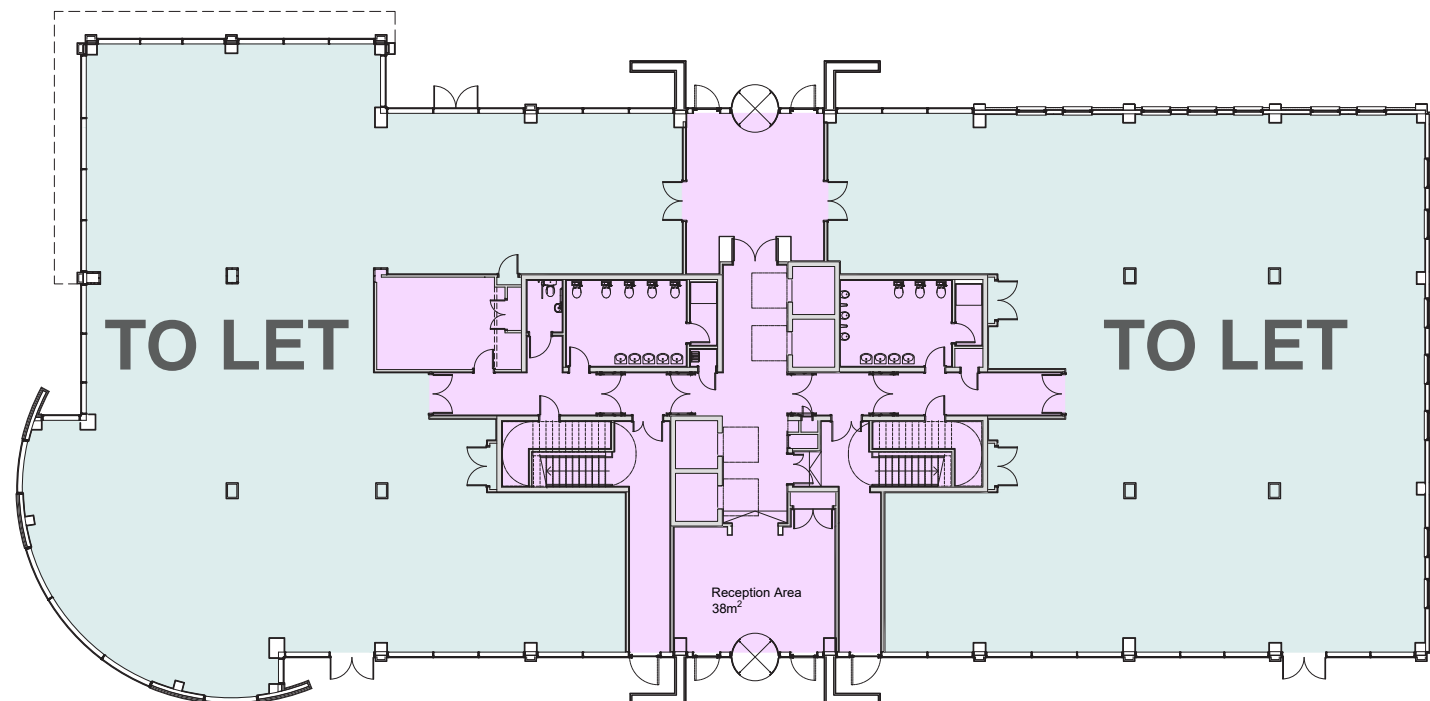
Indicative external south-west day view



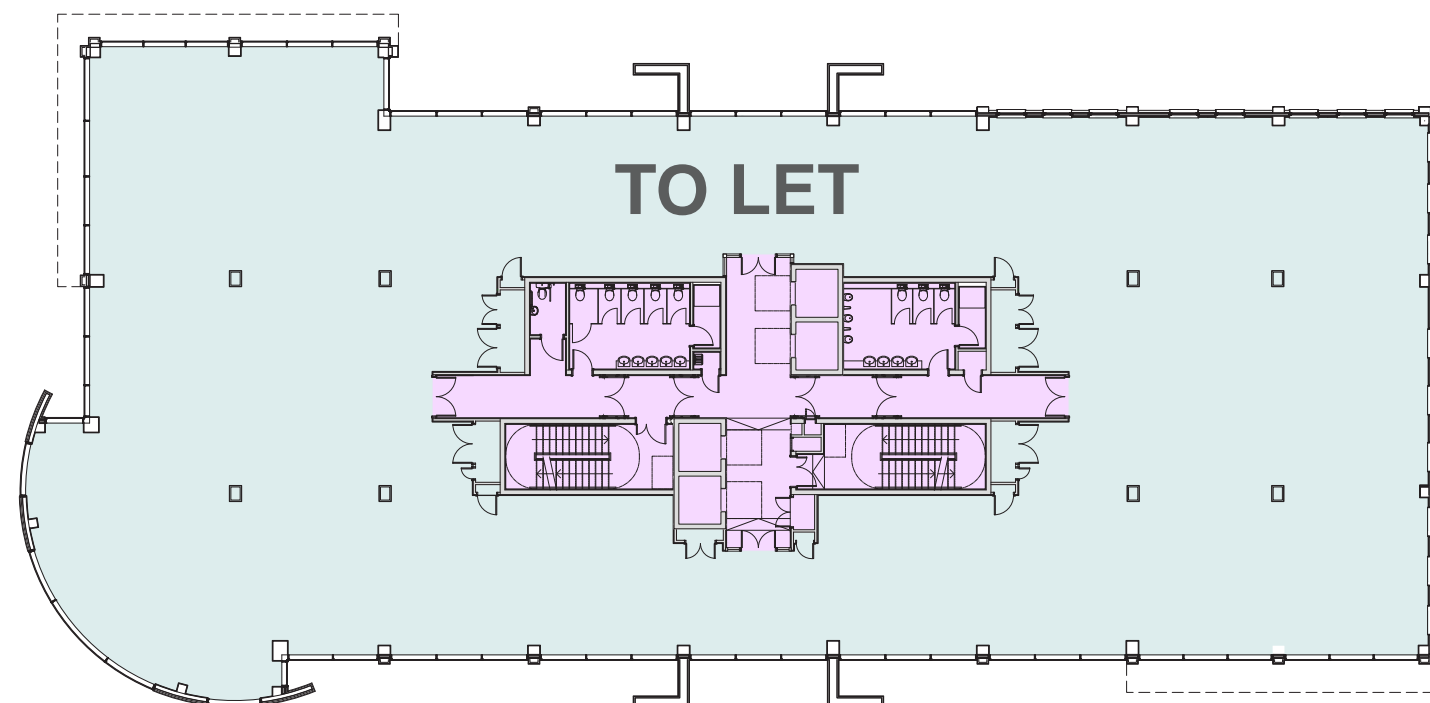
PLAZA HOUSE

The Plaza // Elizabeth Avenue // Admiral Park // St Peter Port // Guernsey





LEVEL 0



LEVEL 1



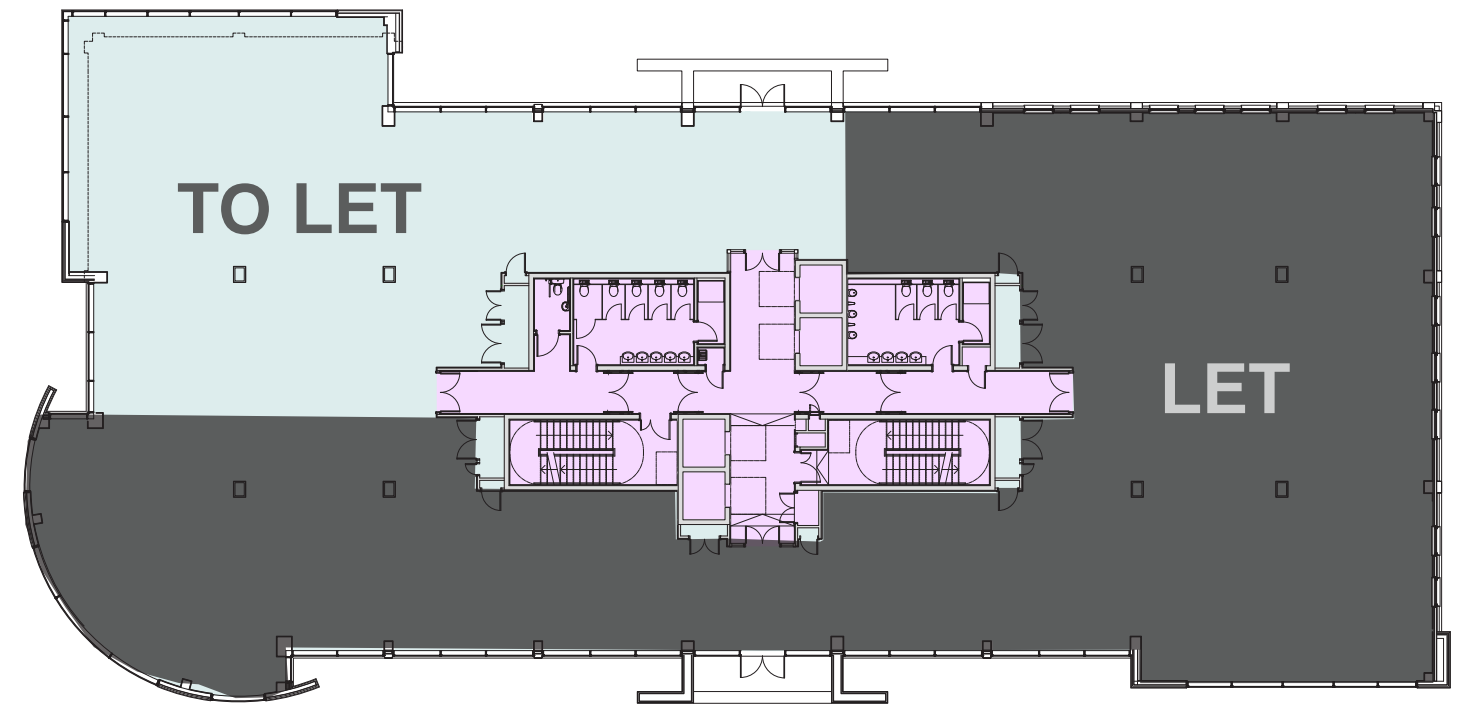
Indicative internal office view



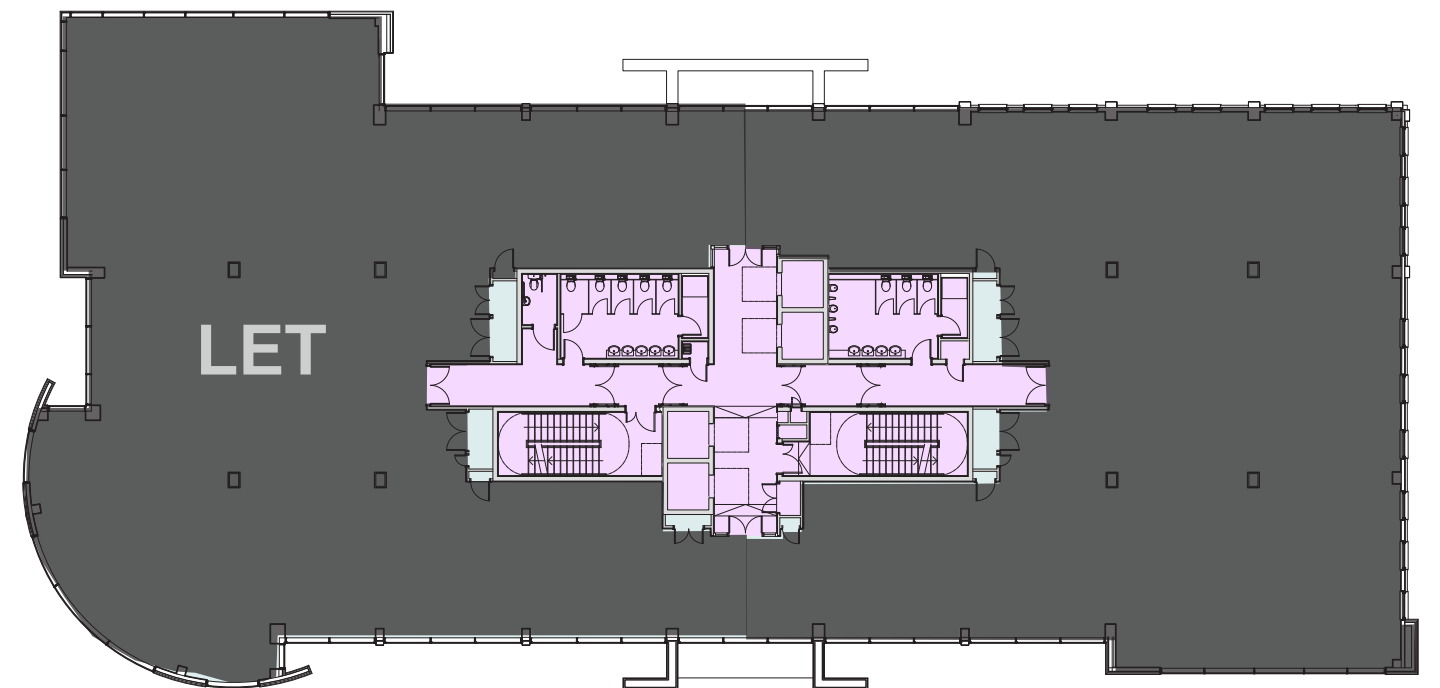
PLAZA HOUSE

The Plaza // Elizabeth Avenue // Admiral Park // St Peter Port // Guernsey





LEVEL 2



LEVEL 3



PLAZA HOUSE

The Plaza // Elizabeth Avenue // Admiral Park // St Peter Port // Guernsey



PARKING

There are in excess of 340 on-site parking spaces allocated to the building, offering an exceptional provision of up to approximately one space per 250 sq ft. There will also be cycle and motor bike parking.

TIMING

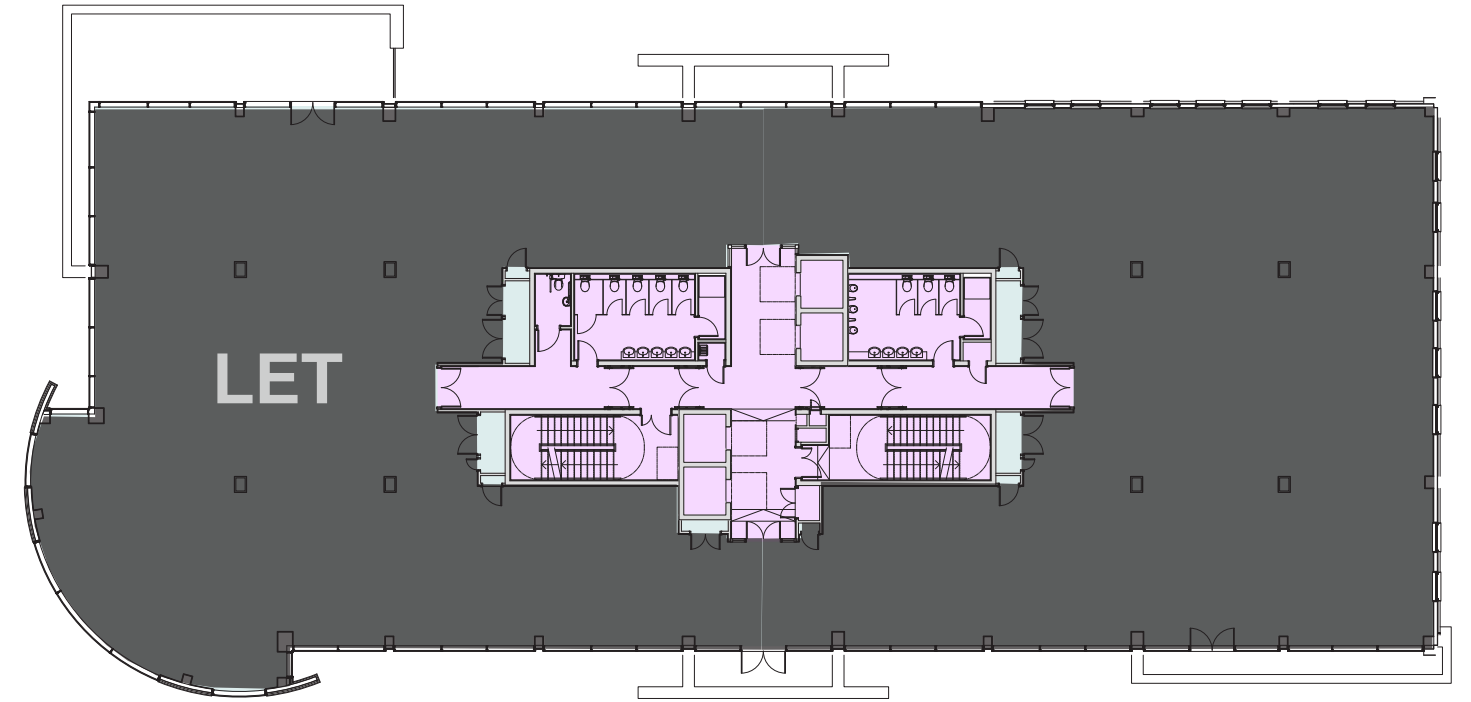
Subject to an early commitment from tenants, the Developer anticipates being able to deliver the building for occupation from Q3 2023.

LEGALS

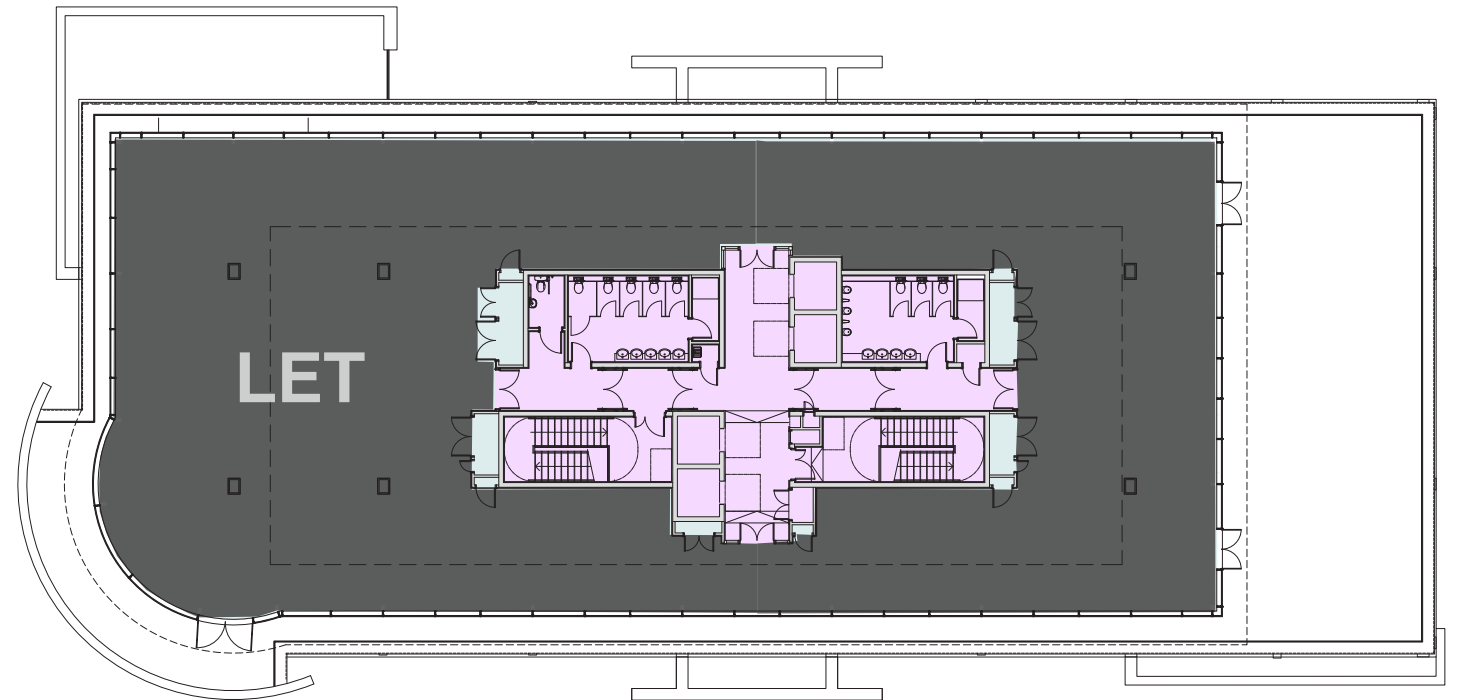
All terms are subject to contract. Each party shall bear their own legal costs in connection with this transaction.

TERMS

The Developer is seeking FRI leases for 15 years or more. It has a preference for letting the property on a floor by floor or half floor basis. For those able to make an early commitment, there will be an opportunity for their fit-out to be undertaken along side the landlords works, saving time and cost.



LEVEL 4



LEVEL 5



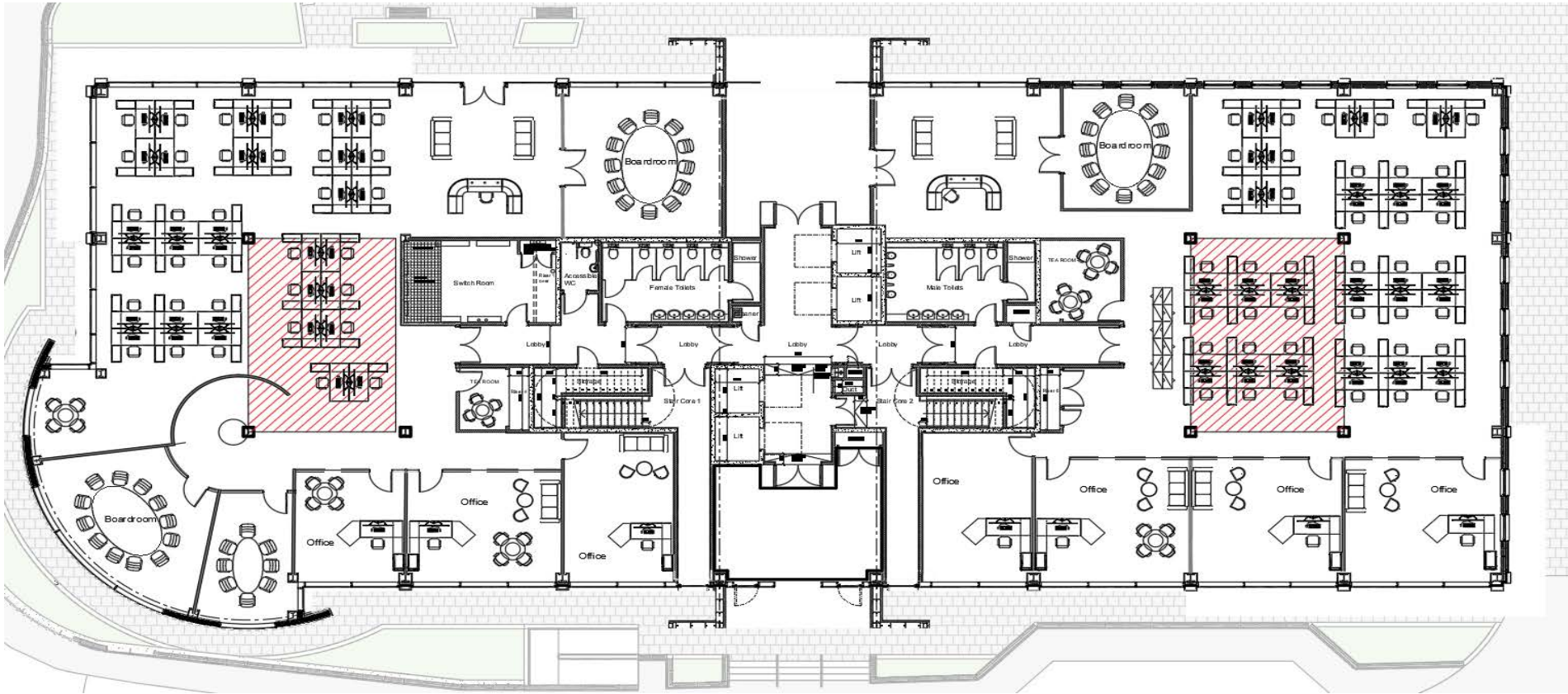
Indicative internal reception view

**PLAZA HOUSE**

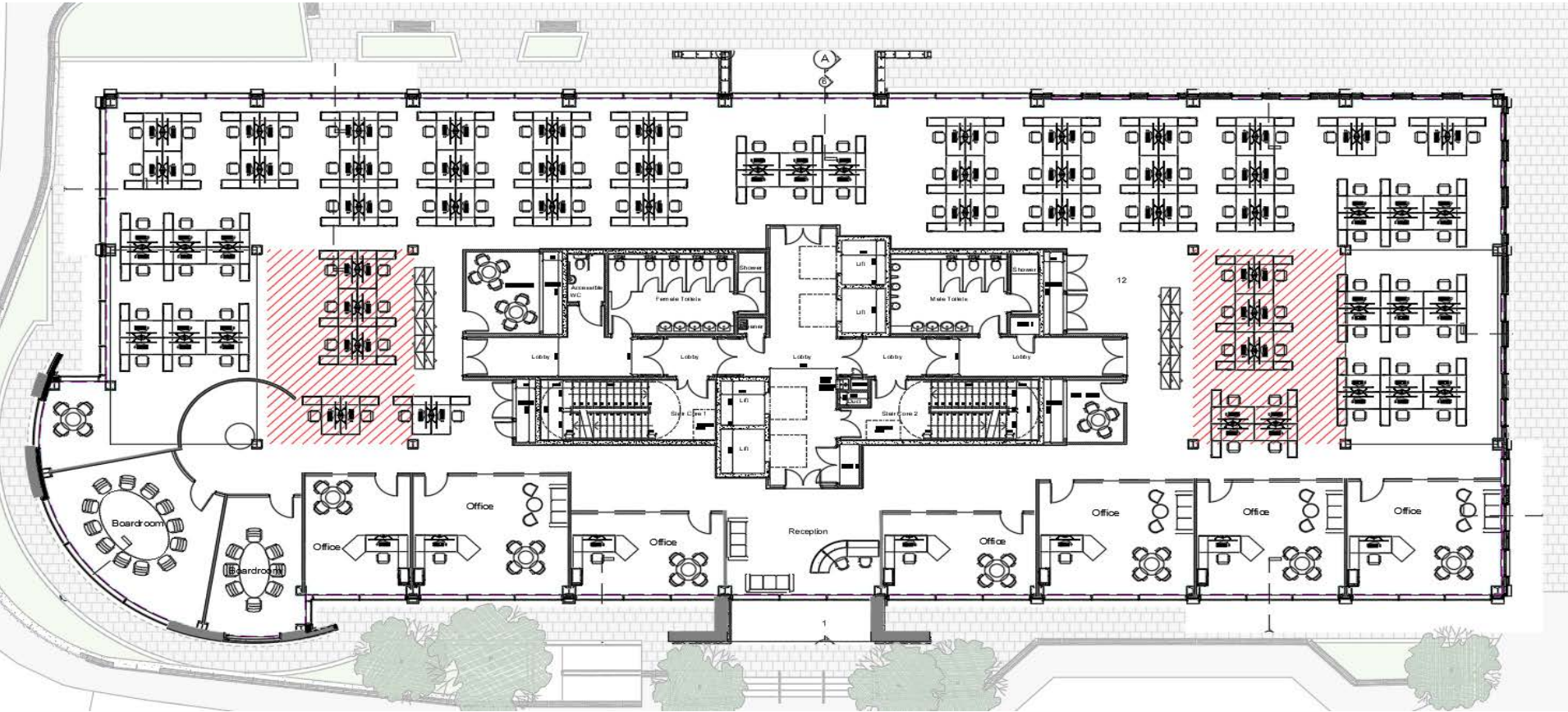
The Plaza // Elizabeth Avenue // Admiral Park // St Peter Port // Guernsey



GROUND FLOOR PLAN
LEVEL 0



FIRST FLOOR PLAN
LEVEL 1



PLAZA HOUSE

The Plaza // Elizabeth Avenue // Admiral
Park // St Peter Port // Guernsey



FURTHER INFORMATION

For further information please contact
Lessor's Sole Agent:-

Joanna Watts MRICS

T: 01481 740071
M: 07781 130686
E: jo.watts@watts.property

Wing Lai MRICS

T: 01481 740071
M: 07781 412578
E: wing.lai@watts.property



CHARTERED COMMERCIAL PROPERTY SURVEYORS

SALES | LETTINGS | VALUATIONS | RENT REVIEWS | PROPERTY MANAGEMENT

Every care is taken in the preparation of these particulars, however Watts Property Consultants Ltd nor its agents nor the lessor are responsible for any errors, omissions or misstatements contained within them. They do not constitute an offer or contract and no employee of Watts Property Consultants Ltd has the authority to make or give any representation, or warranty in relation to this property. Prospective lessees should conduct their own investigations before making any agreement to lease this property. Measurements are given for guidance purposes only and are approximate.