

**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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**FULLY REFURBISHED**

# 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



 [VIEW PROPERTY VIDEO](#)

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)



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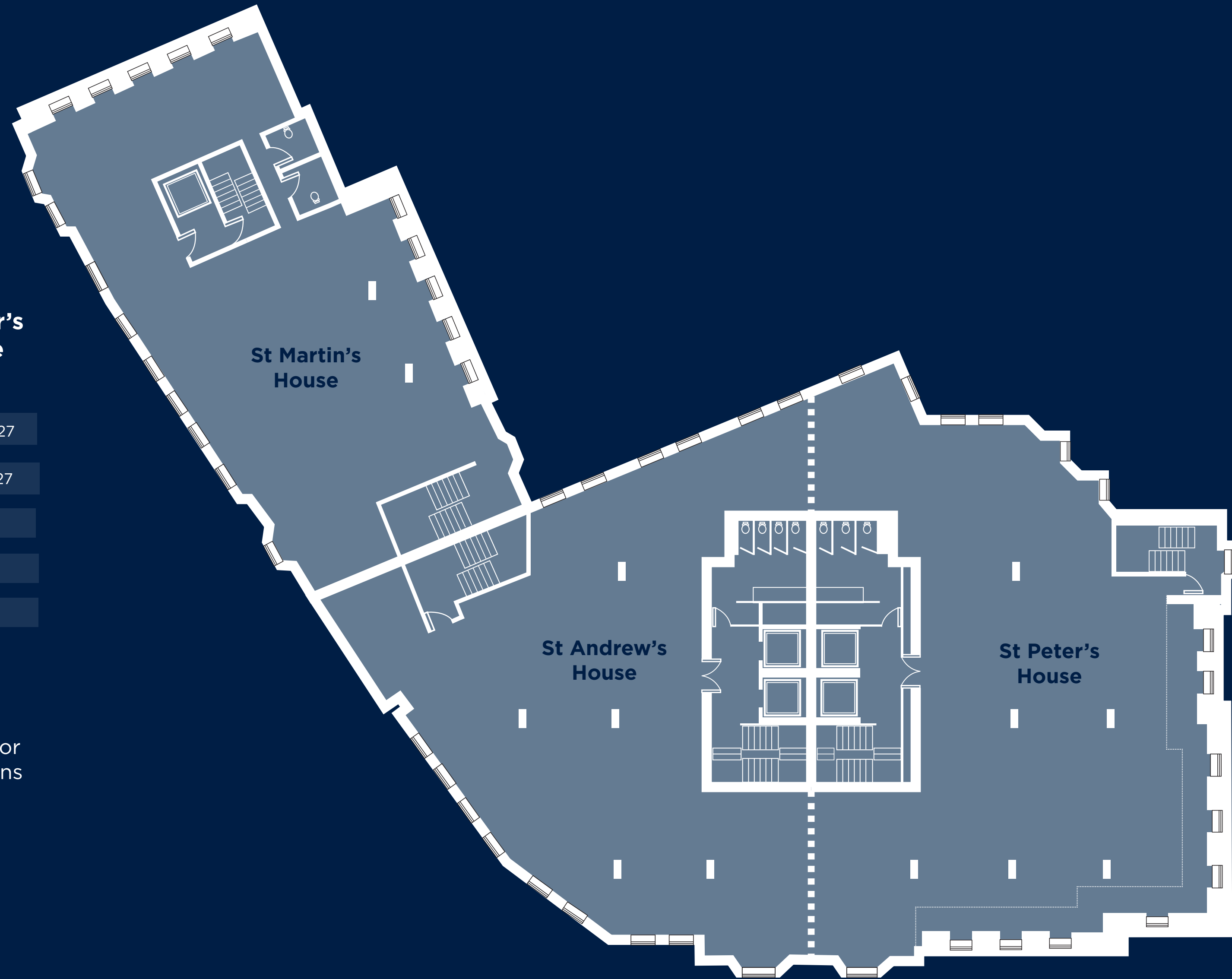
**THREE SAINTS, LE BORDAGE**  
**St Peter Port, GUERNSEY.**

**THREE SAINTS  
 ACCOMMODATION**

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



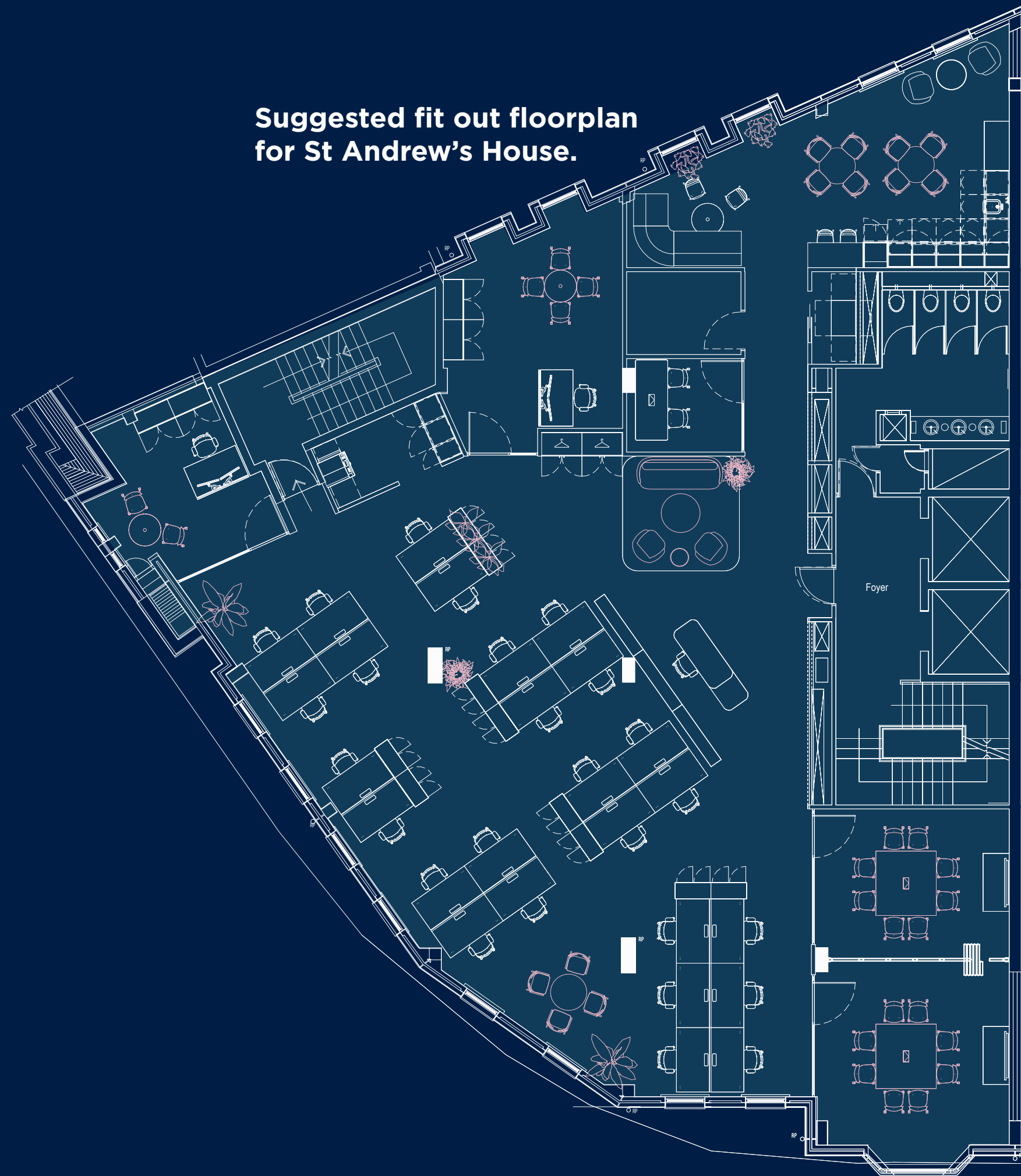
*Plans shown for information purposes only and are not to scale. Architectural drawings are available on request from the agents.*

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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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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.

For full details please visit:

[www.hargreaves.co.uk/about-us](http://www.hargreaves.co.uk/about-us)