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Lefebvre Court

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Lefebvre Street
St Peter Port
Guernsey

Refurbished Offices to Rent

2,780 SQ FT	3,460 SQ FT	3,210 SQ FT	6,670 SQ FT	3,380 SQ FT
GROUND FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR (COMBINED)	SECOND FLOOR



CAUTION
Maximum clearance height
2.1m

**PARK AT
YOUR OWN RISK**

Key Features



Fully Refurbished



LED Lighting



Air Conditioning
& Mechanical Ventilation



Raised Access Floors



Good Parking Provision



Flexible Floor Plates



Secure Bike Storage



Landscaped Courtyard



Proposed Showers



Proposed Locker Facilities



Impressive Entrance
Lobby



2 Passenger lifts



Head Quarter Premises



Close to Amenities



50% Let

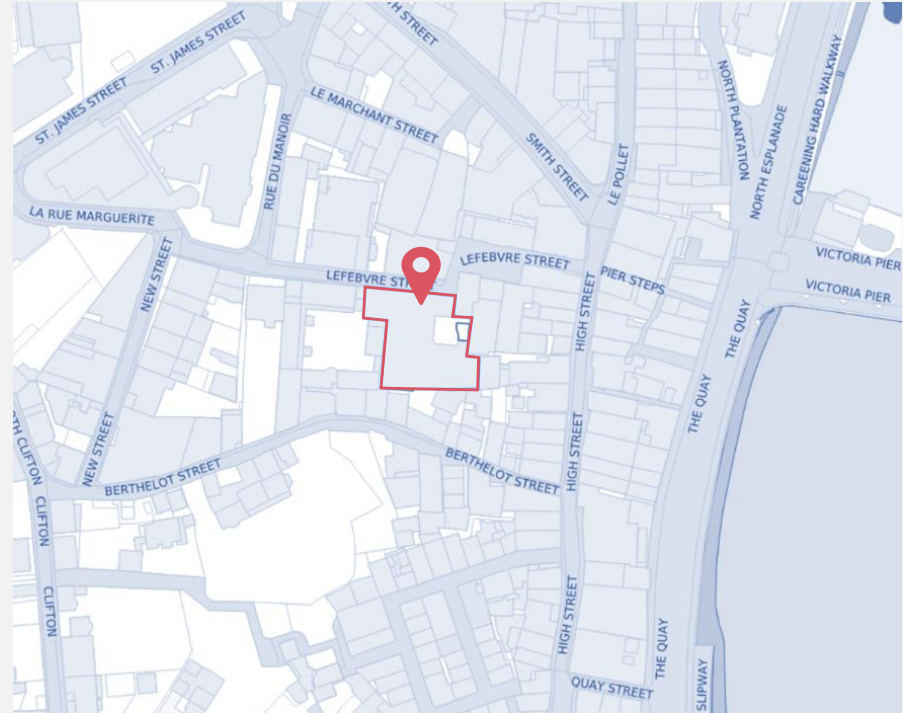
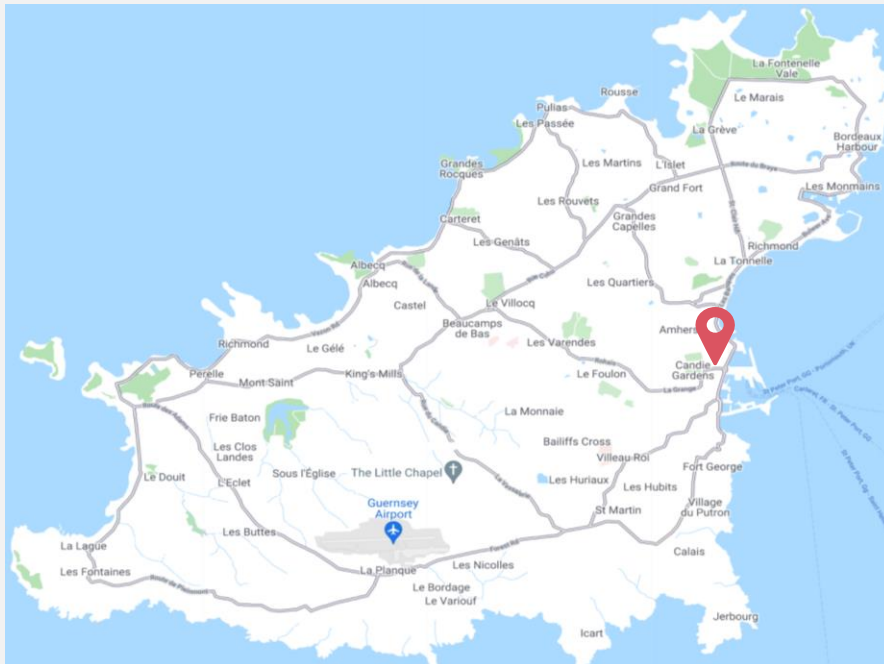


Central location

Perfectly Placed

Situated in the heart of Guernsey's town centre and adjoining St Peter Port's financial services and legal district as well as its retail, leisure, transport and amenity hubs, Lefebvre Court provides prestigious office accommodation in a prime business location. Also in the vicinity are:

- offices
- the law courts
- a mix of established and independent retailers
- restaurants & cafes
- bars
- hotels
- free public car parks located on the piers



Destination	Distance (km)	Time (minutes walk)
High Street	0.05	1
Taxi Rank	0.23	3
Old Government House Hotel	0.23	3
Main Bus Terminus	0.55	8
North Beach Public Car Park	0.60	9
Saint Peter Port Harbour	0.65	9
Admiral Park	1.9	6 (car)
Guernsey Airport	6.3	16 (car)

Quality Specification

Lefebvre Court has recently benefitted from a comprehensive refurbishment to provide modern corporate office accommodation with new lifts and new male and female wc facilities as well as a contemporary reception lobby.

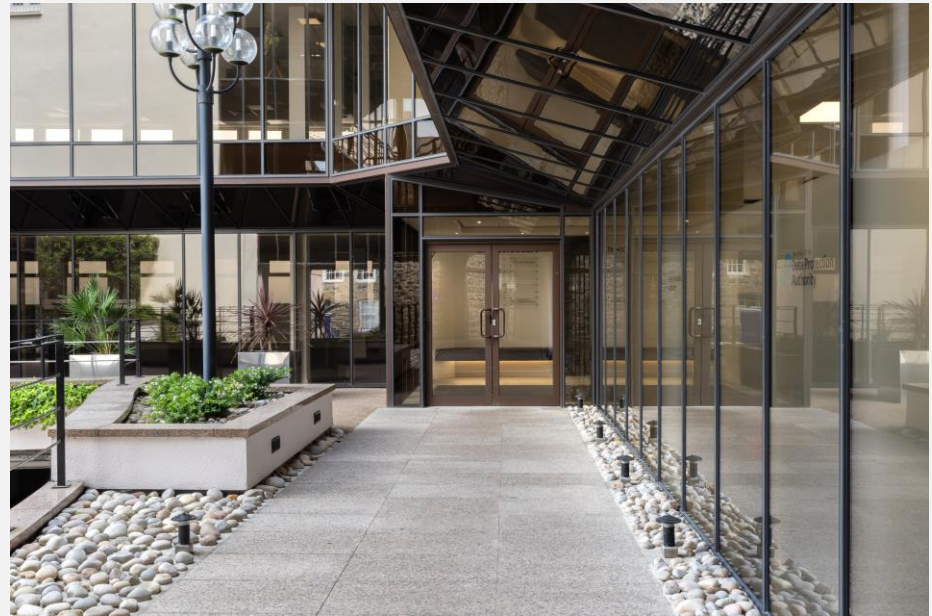
Each office suite is finished to provide:

- carpet tiled floors
- raised access flooring
- LED lighting
- air conditioning
- mechanical ventilation
- lift access
- Floor to ceiling glazing overlooking a central courtyard

The Landlord is also investigating proposals to undertake works to provide:

- dedicated shower facilities
- secure locker storage
- enhancements to reception lobby
- additional soft landscaping to the central courtyard

A secure garage beneath the building provides 36 car parking spaces and secure bicycle spaces. This provides a parking allocation of six spaces per suite.





Available Premises

Level	Block A (Lefebvre Street) Sq ft	Block B (Far Side) Sq ft	Total Available Sq ft	Parking
Ground	LET	2,780	2,780	6
First*	3,460	3,210	6,870	12
Second	LET	3,380	3,380	6
Total	3,460	9,370	13,030	24

** Can also be taken as a single floor plate by removing central dividing partitioning*





Ground Floor - Block B



First Floor - Block A

Recently refurbished – provides modern office accommodation



Ground Floor - Block B



First Floor - Block A



First Floor - Block B



Second Floor- Block B

High levels of natural light throughout

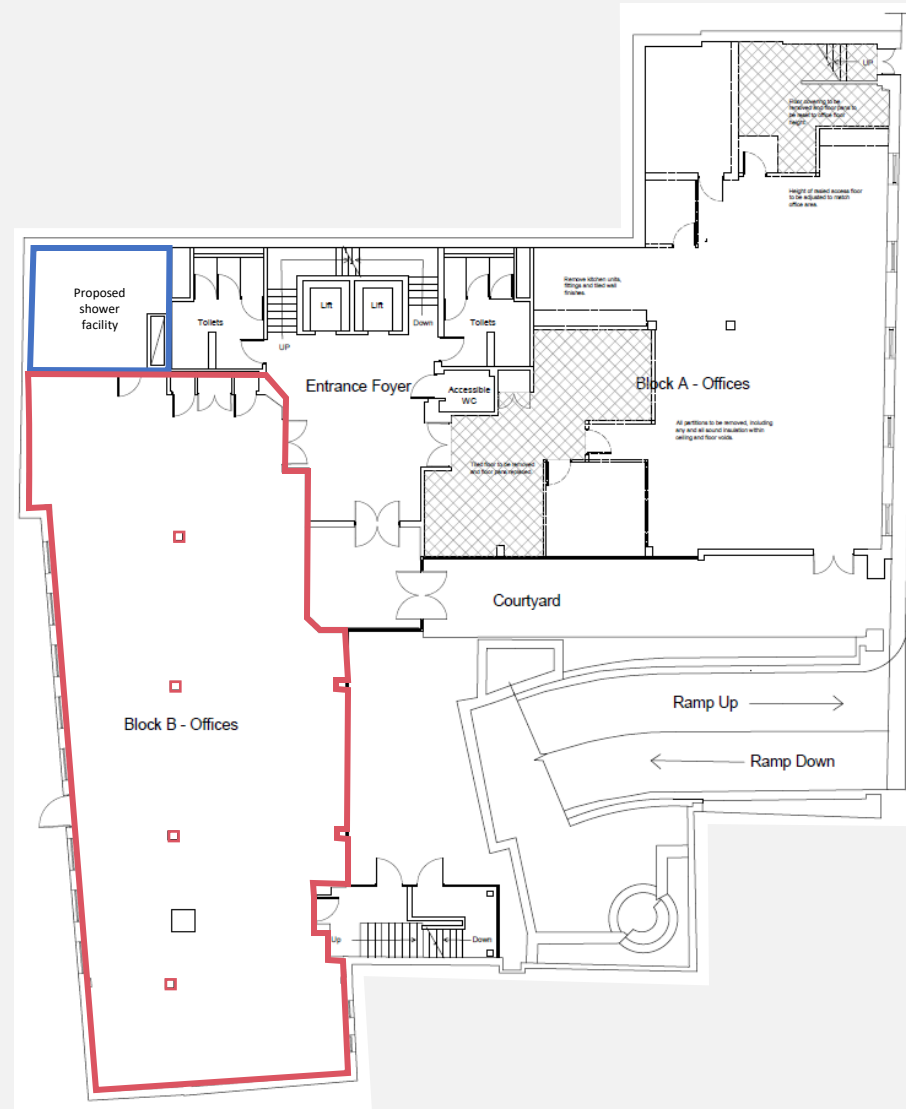


First Floor - Block B

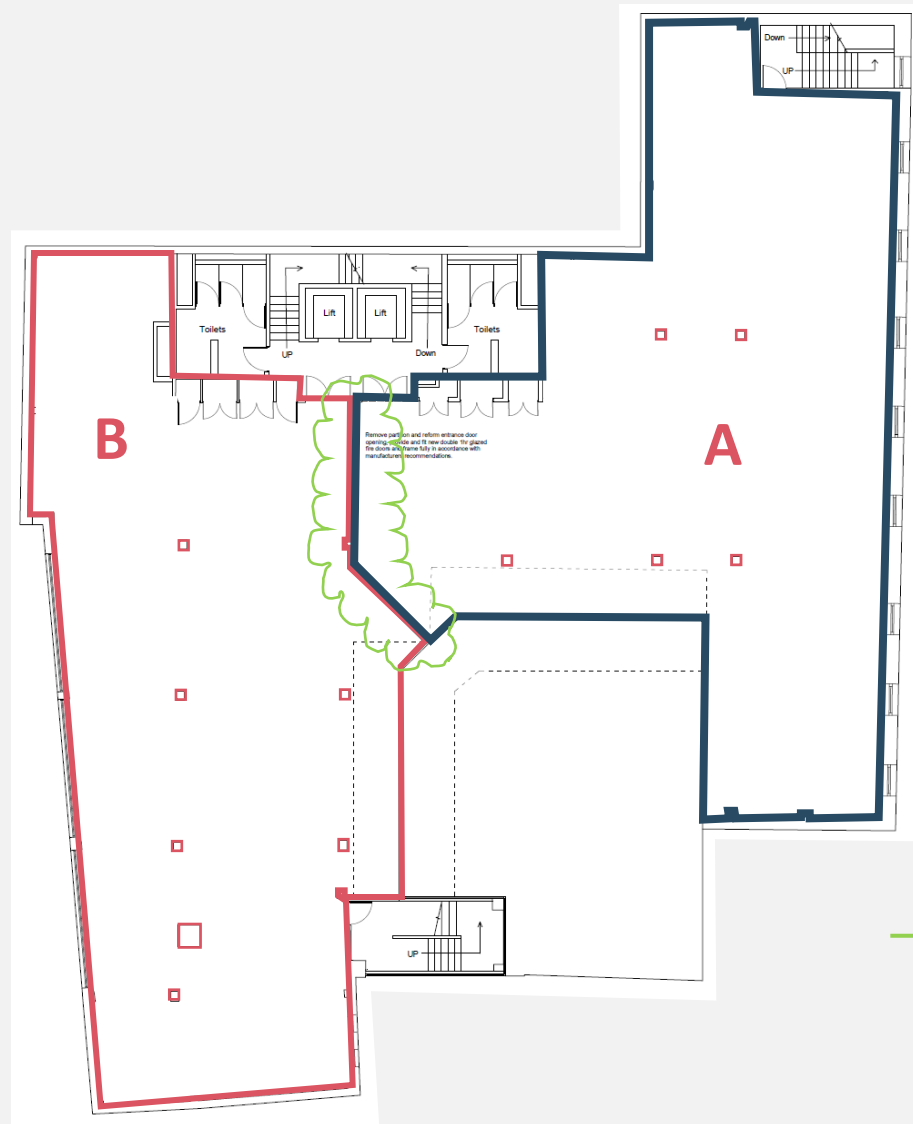


Second Floor- Block B

Ground Floor

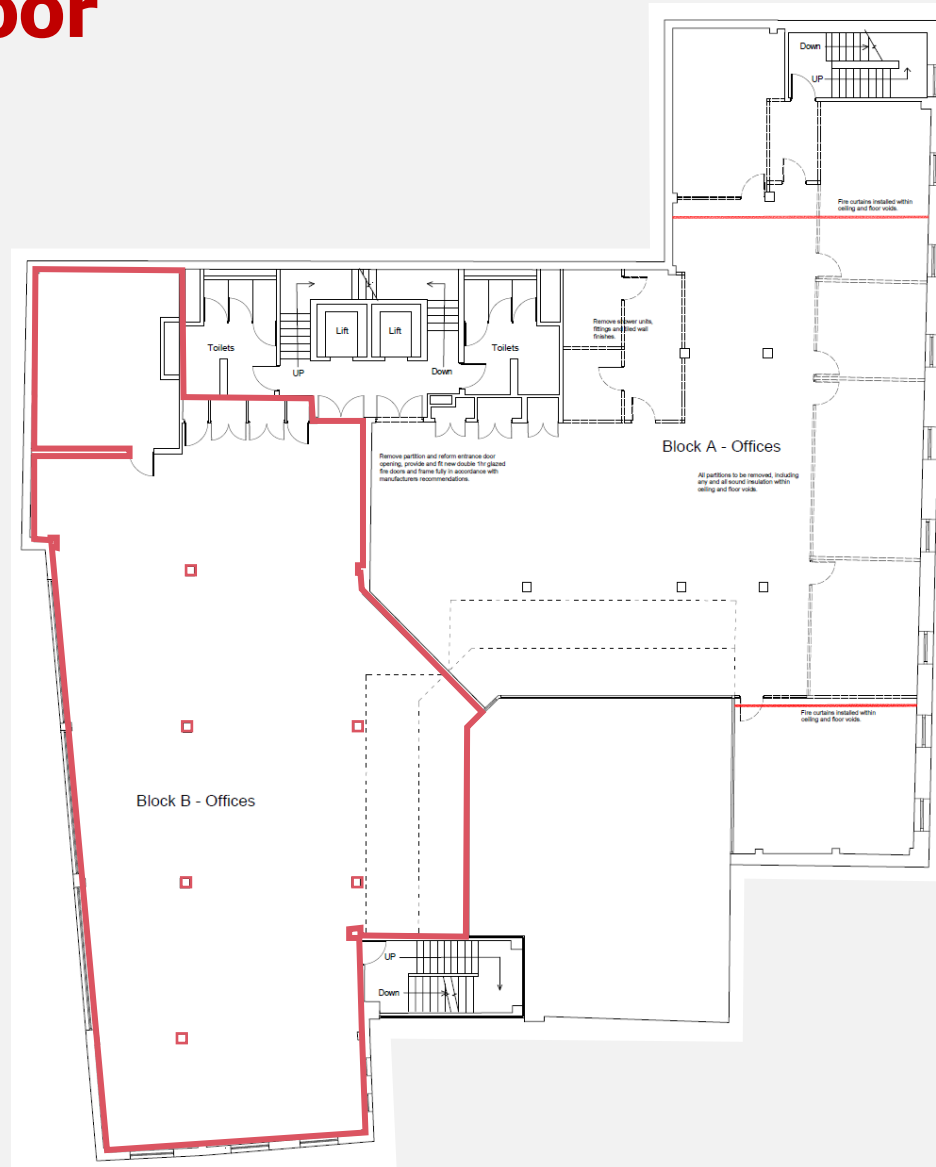


First Floor



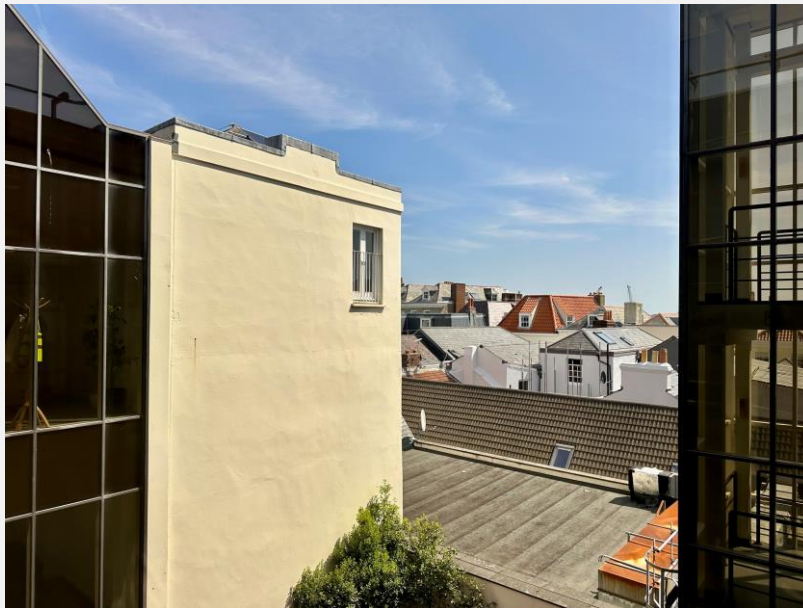
Location of dividing wall which could be removed to provide a single floor plate

Second Floor



Terms

- Lefebvre Court is available to rent as a whole or in part, with it also being possible to remove the dividing wall on the first floor to create a single floor plate of 6,670 sq ft.
- It is available by way of a new effective full repairing and insuring lease 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.





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