



LVH

La Charotterie

St Peter Port | Guernsey



A Modern Office on the Outskirts of St Peter Port's Town Centre

LVH

Key Features

- **A detached, self-contained** office building
 - **Naming rights** to showcase occupier branding
 - Located on the **outskirts of St Peter Port's town centre**
 - **4,660** sq ft of office space
 - Arranged over **3 floors plus a mezzanine**
 - **6 onsite car parking spaces**
 - New **LED lighting** and **AC system** fitted in 2020
 - **Freehold** available to purchase
 - Price: **£1,800,000** (one million eight hundred thousand pounds)
 - **Rental** will also be considered
-

Prominently Placed

LVH is a historic former depository with locally rare and thus distinctive red-brick architecture. Its prominent frontage forms the gateway to The Old Quarter in Trinity Square and St Peter Port's town centre.

As it is located at the upper end of La Charroterie, one of the principal routes connecting the southern parishes to the town centre, it sits opposite The States of Guernsey's headquarters. Other established office buildings such as Mill Court, Elizabeth House and Mill Place are also nearby.

Bus stops are just a few steps away, **LVH** being on main routes including those between town and the airport. St Martin's Village is also close by.

LVH falls within St Peter Port's main centre inner boundary, where development is normally supported.

Convenient Location

Destination	Distance (km)	Time (min walk)
States of Guernsey HQ	0.1	1
Trinity Square	0.4	5
Church Square	1	10
Bus Terminus	1	10
Taxi Rank	1	10
Elizabeth College	1	10
High Street	1	10
Ladies' College	1.4	14
OGH Hotel	1.5	15
St Martin's Village	2.1	4 (Car)
Guernsey Airport	4.8	9 (Car)
Admiral Park	2.7	8 (Car)



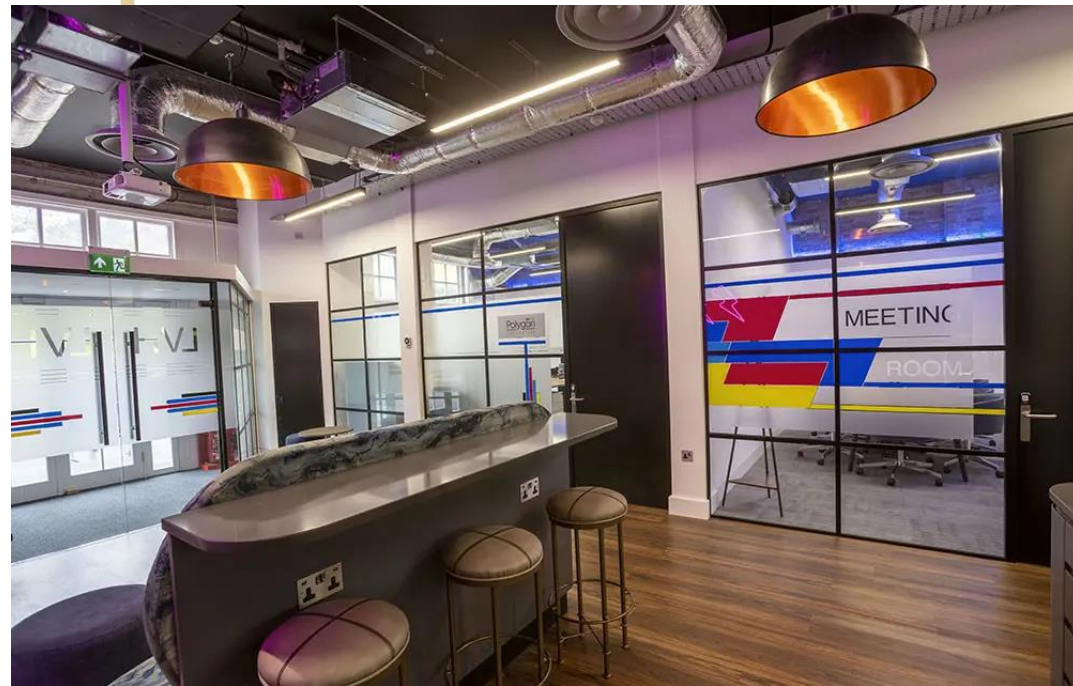
Highly Specified

LVH underwent a comprehensive refurbishment in 2020, including the fitting of a new VRV air conditioning system, WCs and new LED lighting.

The property benefits from:

- Raised access floors
- Exposed ceilings
- Ultrafast VDSL fibre broadband
- Car and cycling charge points
- 6 on-site car parking spaces
- Shower facilities
- WCs

The accommodation offers regular and highly flexible floor plates at ground, first and second floors together with a mezzanine level.



Modern Accommodation

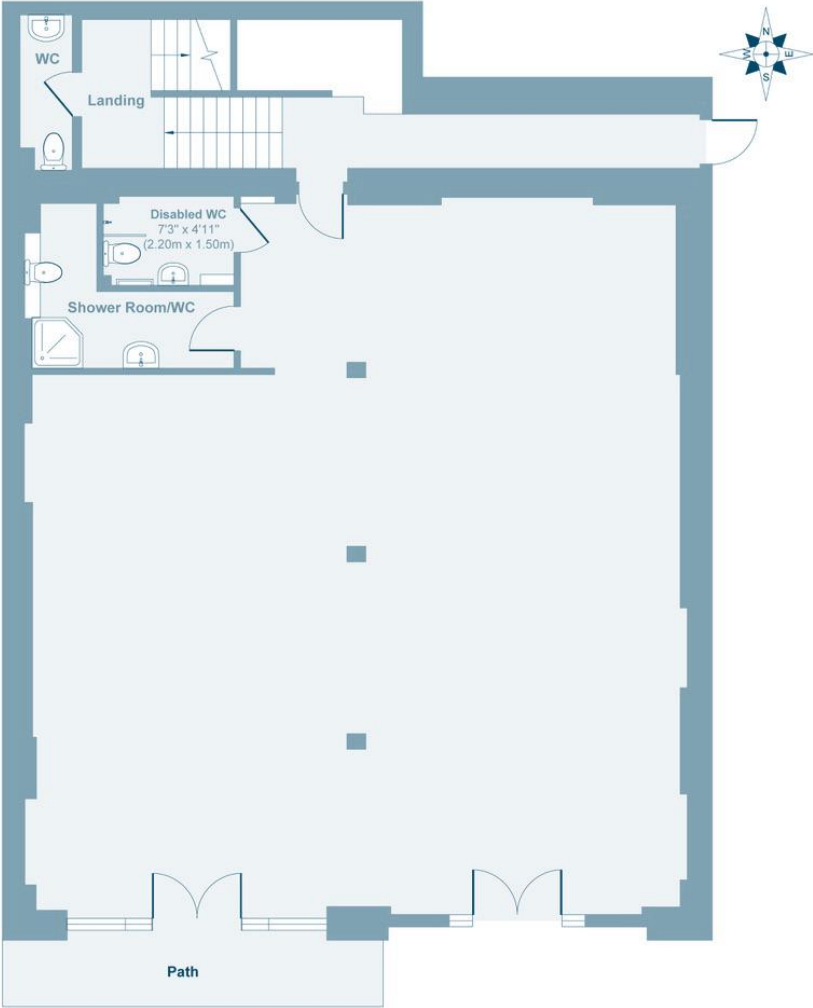


Recently Refurbished



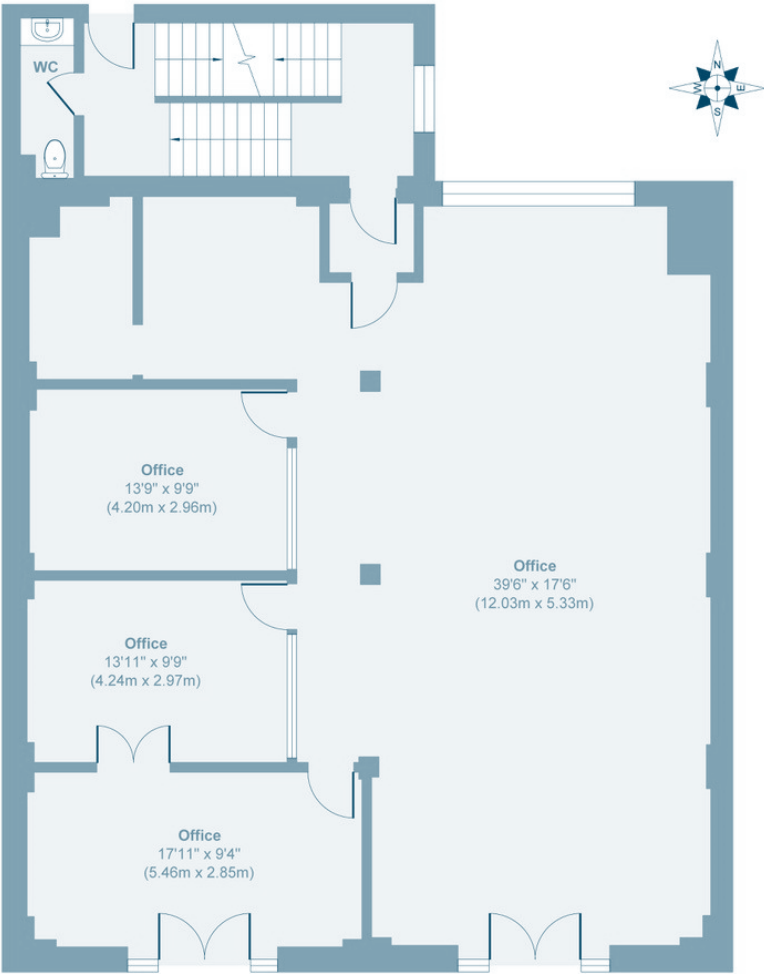
Regularly Shaped Offices

LVH, La Charroterie, SPP GY1 1EL



Ground Floor

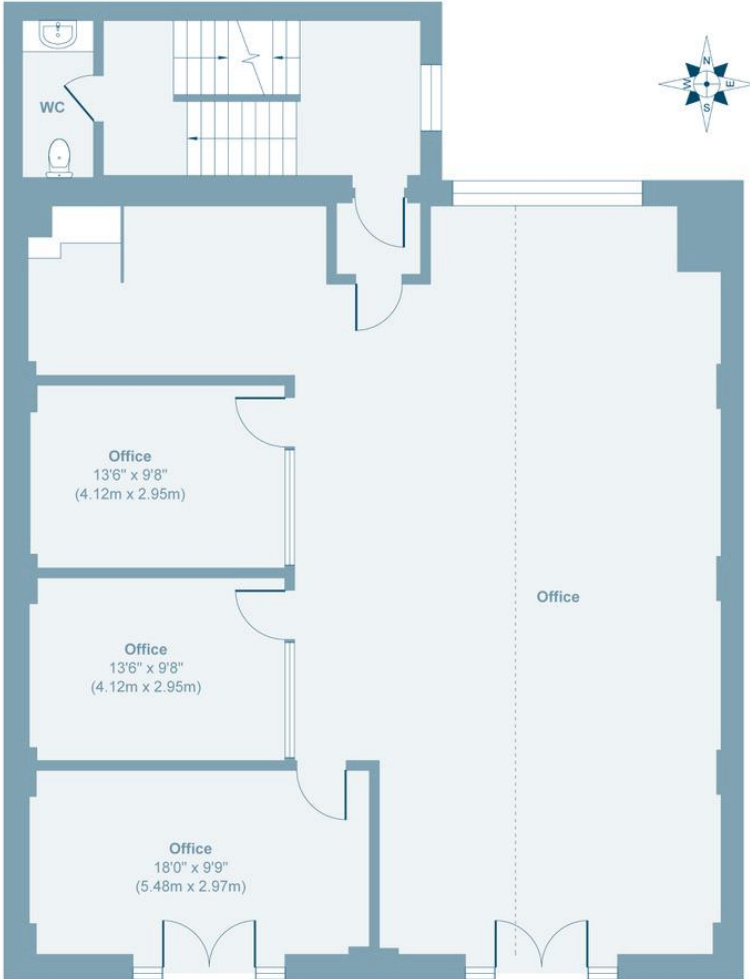
LVH, La Charroterie, SPP GY1 1EL



First Floor

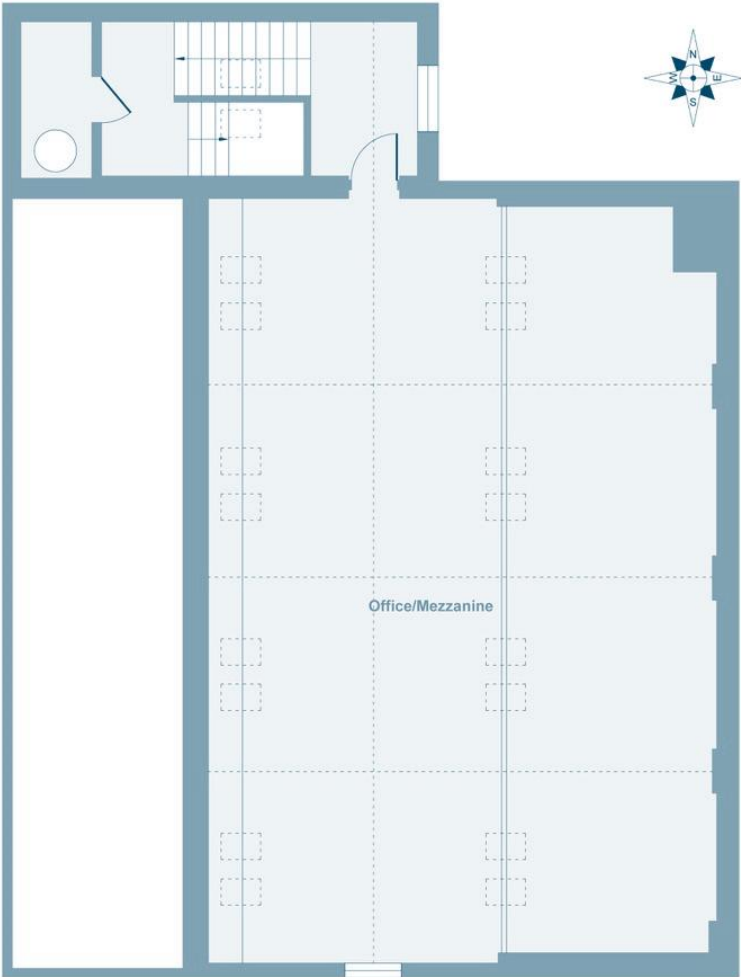
Flexible Floor Plates

LVH, La Charroterie, SPP GY1 1EL



Second Floor

LVH, La Charroterie, SPP GY1 1EL



Third Floor



Contact



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

Joanna Watts MRICS
Director
+44 (0) 7781 130 686
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.