

Merchant House

**Hirzel Street
St Peter Port
Guernsey**

19,946 sq ft of exceptional office space
in the centre of St Peter Port

Available to let as a whole or in part

4,618 SQ FT	5,834 SQ FT	5,834 SQ FT	3,197 SQ FT
Ground Floor	First Floor	Second Floor	Third Floor

Statement Office Building



Award Winning Design

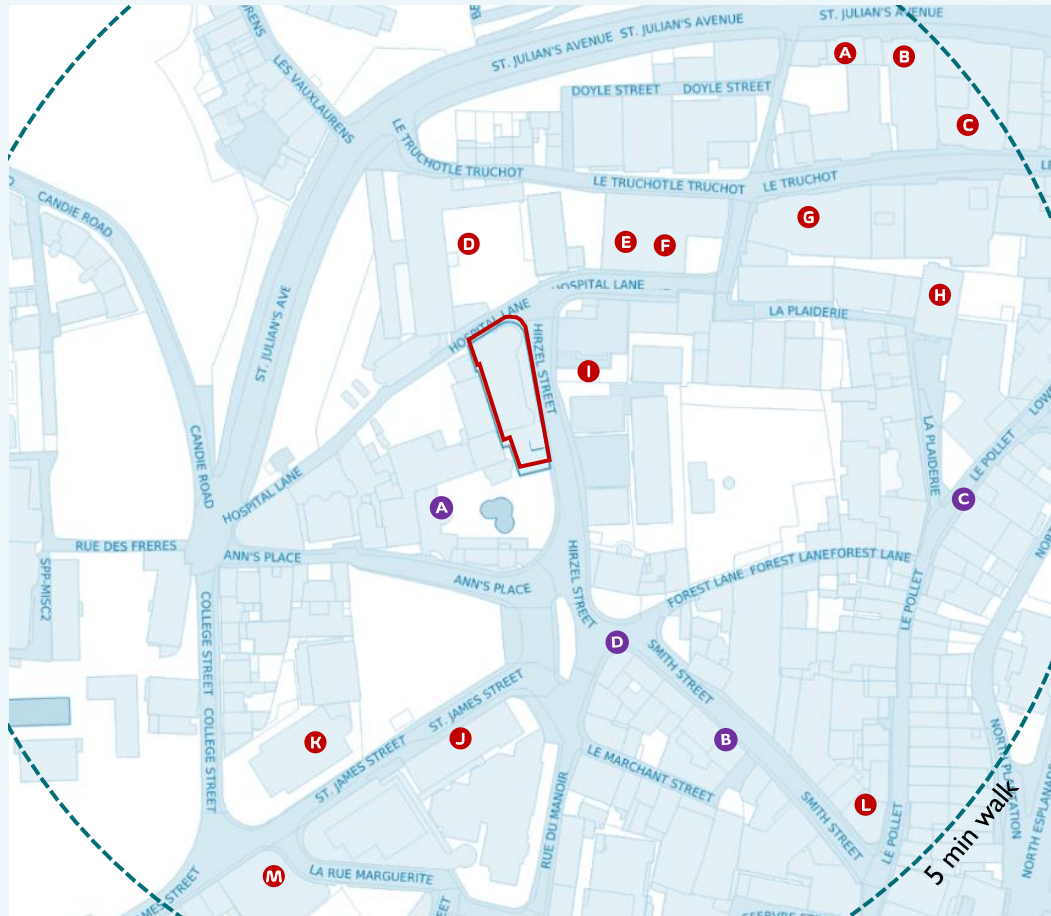


Key Features

- Super Prime Statement Offices
- Award Winning Architectural Design
- Undergoing full refurbishment for delivery by Q1 2027
- Anticipated BREEAM rating – “Very Good” or higher on completion
- Extensive private penthouse terrace
- Panoramic sea views
- New end-of-trip facilities
- Central town location
- 19 onsite parking spaces
- Secure cycle parking
- Available as a whole or in part

Well-Positioned Location

Situated on the junction of Hospital Lane and Hirzel Street, Merchant House benefits from a very well-connected location, only a moment's walk from all the amenities of St Peter Port's Town Centre, mid way between the financial and professional services district and the legal district. Long stay public parking is also available nearby at Odeon Car Park and North Beach, with the popular Old Government House Hotel being directly next door.



- A** HSBC
- B** BARCLAYS
- C** OGIER
- D** THE POLICE STATION
- E** ZEDRA
- F** FNB
- G** STATES OF GUERNSEY
- H** BABBE LLP
- I** OAK
- J** THE ROYAL COURT OF GUERNSEY
- K** ST JAMES
- L** LLOYDS BANK
- M** GRANT THORNTON
- A** OGH HOTEL
- B** FUKKU
- C** CHRISTIE'S
- D** PRINCE OF WALES

Modern Headquarters

Originally constructed in 2005 and winner of a prestigious **Civic Trust Award** in 2008, for its high quality design, Merchant House is entering the second stage of its life and is undergoing a **full internal and external refurbishment** which is due to be completed in Q1 2027.

Upon completion of the works, the building is expected to achieve a BREEAM Refurbishment and Fit-out rating of '**Very Good**' or higher.

The finished specification will be to a Cat A open plan layout and will include all the amenities one would expect from a contemporary office building.

- Click [here](#) for Merchant House on vimeo.
- Click [here](#) for a virtual walk-through of the top floor, both with sample Cat B fitouts.



Indicative: "Very Good"



Open Plan Floor Plates



LED Lighting



Raised Access Floors



Fully Decorated Throughout



Accessible WC & Showers



New Air Conditioning & Mechanical Ventilation



Full Lift Refurbishment



Full Fire Survey to be Commissioned



Imposing Reception



End of Travel Facilities



Panoramic Roof Terrace



Accommodation

Merchant House is arranged over four floors with a further level offering secure basement parking for 19 spaces with ample cycle parking.

Floor	Use	Sq ft	Sq m
Lower Ground	Storage	226	21
Reception	Office	237	22
Ground	Office	4,618	429
First	Office	5,834	542
Second	Office	5,834	542
Third	Office	3,197	297
Total		19,946	1,853



Illustrative example of a Cat B fit-out

Imposing Reception Lobby



CGI illustration of proposed reception lobby

Stunning Board Room Potential



CGI illustration of potential tenant boardroom fitout

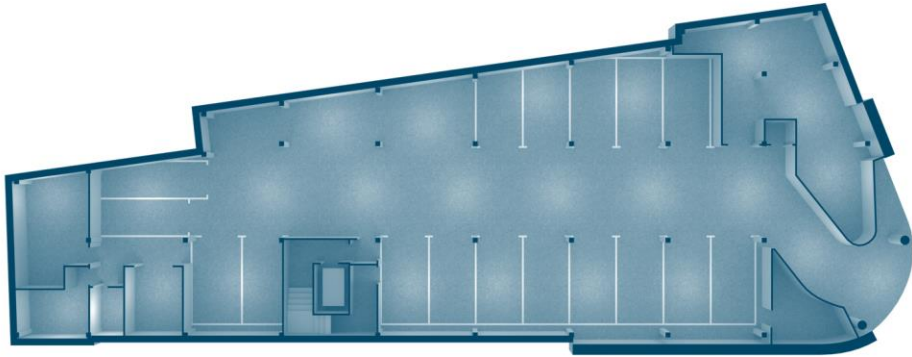
Superb Floor Plates



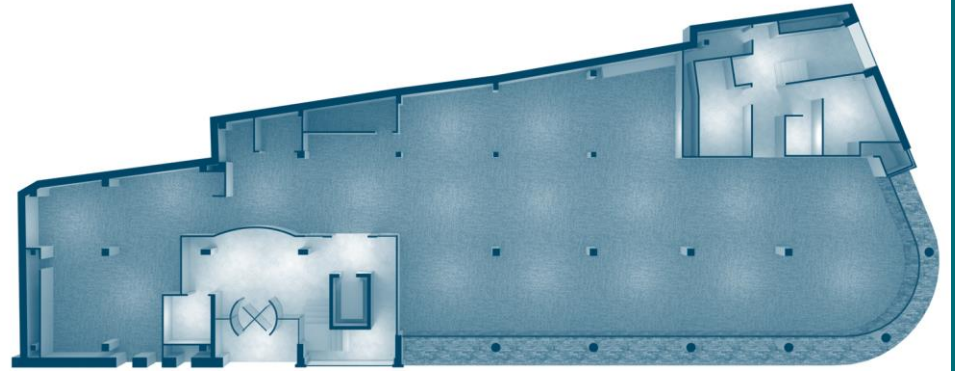
CGI illustration of potential Cat B tenant fitout

CGI illustration of reception lobby

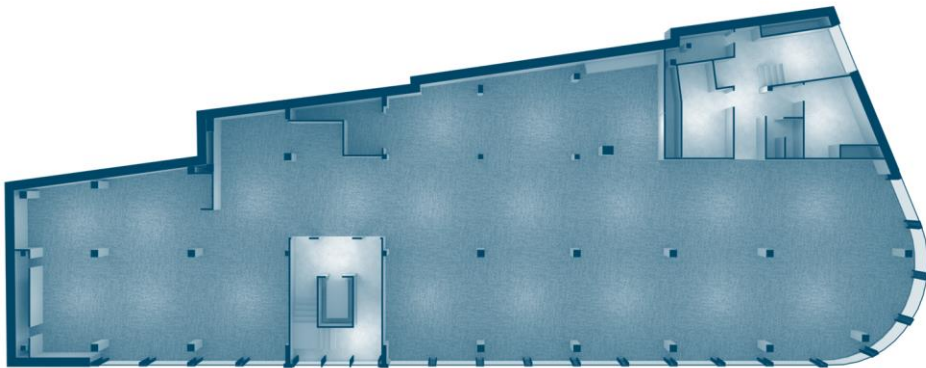
Superb Floor Plates



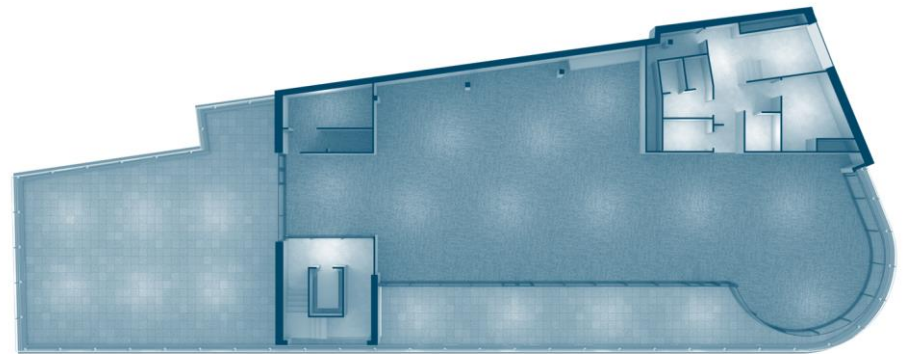
Basement



Ground Floor



First & Second Floor



Third Floor

A Range of ESG Criteria



CGI illustration of potential of arrangement of private terrace

BREEAM

A full refurbishment will enable Merchant House to achieve a BREEAM Refurbishment and Fit-Out Rating of 'Very Good' or higher.

AMENITY

Merchant House's central location offers tenants immediate access to St Peter Port's excellent restaurants, shops and amenities.

ROOF TERRACE / BALCONIES

The top floor features a spacious private terrace with stunning panoramic views, ideal for post-work drinks, client entertainment or a peaceful lunchtime escape.

ACTIVE TRAVEL

Merchant House provides new shower facilities with secure bike parking, with additional bike parking within 100 metres. Electric vehicle charging stations and further public parking are also closeby.

GENERAL ARRANGEMENT

The arrangement of the floor plates maximises natural light and outlook adding to staff amenity.

Further Information

TERMS

The property is available on a per floor basis or as a whole by way of new effective full repairing and insuring terms.

The Landlord is seeking FRI leases of in excess of 15 years.

TIMING

The Landlord anticipates the building will be ready for occupation by Q1 2027.

LEGALS

All terms are subject to contract. Each party is to pay their own legal costs in connection with the transaction.

RENT

Further information is available upon request.





Sole Agents

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