

EFG HOUSE

ST JULIAN'S AVENUE
ST PETER PORT, GUERNSEY



The logo for EFG is mounted on a curved, light-colored wall. The letters 'E', 'F', and 'G' are in a dark blue, bold, sans-serif font. A red semi-circle is positioned between the 'E' and 'F'.The text 'EFG HOUSE' is displayed in a white, bold, sans-serif font inside a white square border.

Key features:

- HEADQUARTER OFFICE BUILDING
- PROMINENT CENTRAL LOCATION
- 5,855 SQ FT OVER THREE FLOORS
- SECURE ONSITE PARKING AND BASEMENT STORAGE
- FULLY FITTED OFFICES WITH RAISED ACCESS FLOORING AND AIR CONDITIONING THROUGHOUT
- OFFERED WITH FULL VACANT POSSESSION



ELIZABETH COLLEGE

ST JAMES CONCERT HALL

OGH HOTEL

ROYAL COURT

MAIN RETAIL CENTRE

MAIN FINANCIAL CENTRE

Location

The Property occupies an extremely prominent location on the eastern side of St Julian's Avenue at its junction with Ann's Place, College Street, Candie Road and Hospital Lane. It is therefore situated in a central position along one of the main arterial roads leading into the heart of St Peter Port, adjacent to the Old Government House Hotel.

Being in close proximity to the Law Courts and only a couple of minutes' walk from the main financial services district, other occupiers in the vicinity include Ernst & Young, HSBC Bank, Rothschilds, Kleinwort Hambros, Royal Bank of Scotland International, Swoffers, Barclays, Generali, Mourant, PwC, Ogier, HSBC and Utmost Worldwide.



Description

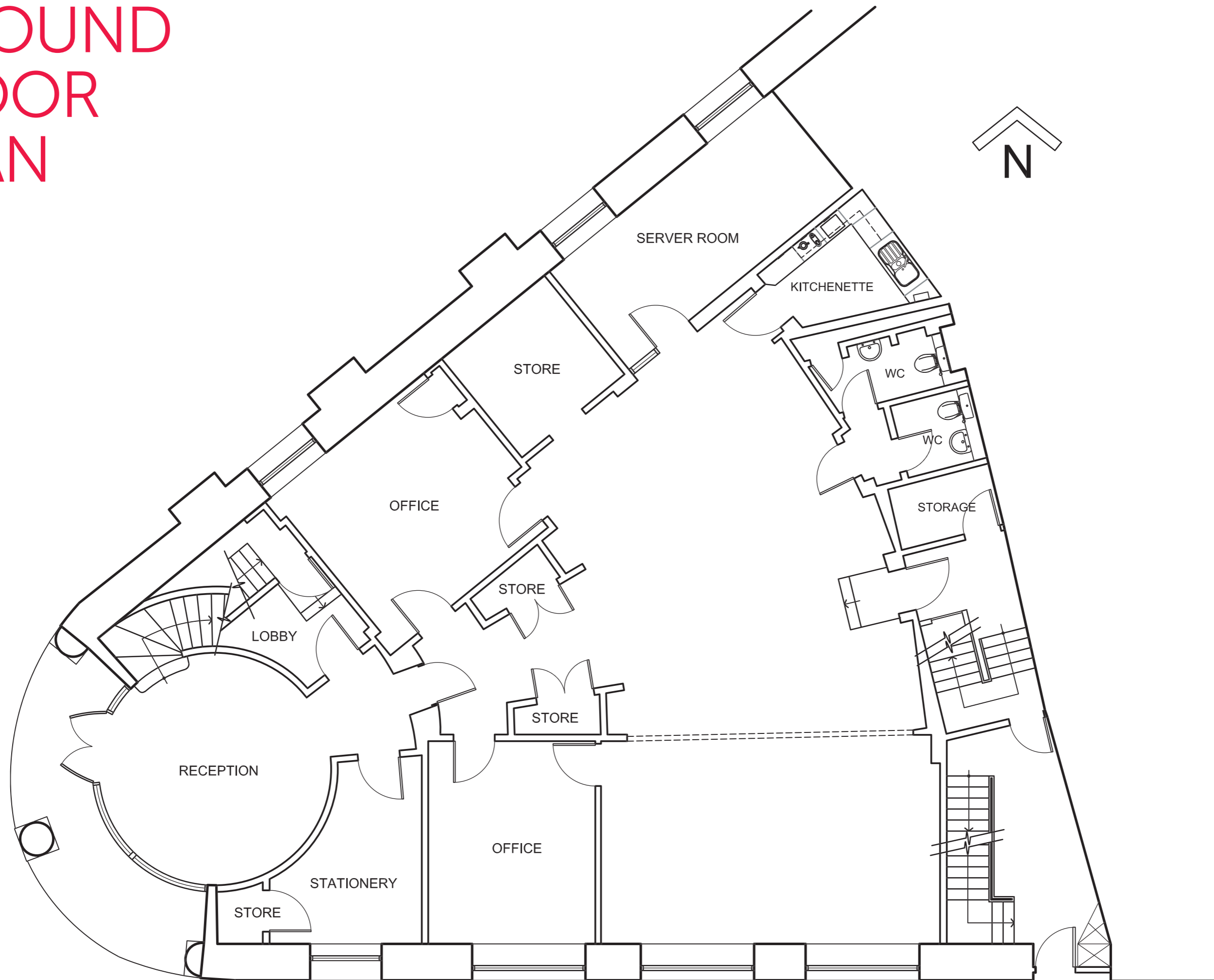
This exceptional statement building occupies a corner position with main road frontage on three elevations. Its attractive frontage ideally suits it to those requiring a small to medium sized headquarters office, as well as family offices, those in the financial and professional services sectors and part investor/part owner occupiers.

Internally, it is arranged over three floors with basement parking and enjoys a striking glazed feature entrance lobby, providing direct access onto St Julian's Avenue and Ann's Place. Externally the Property is of granite construction with double glazed hard wood windows, which were entirely replaced approximately five years ago.

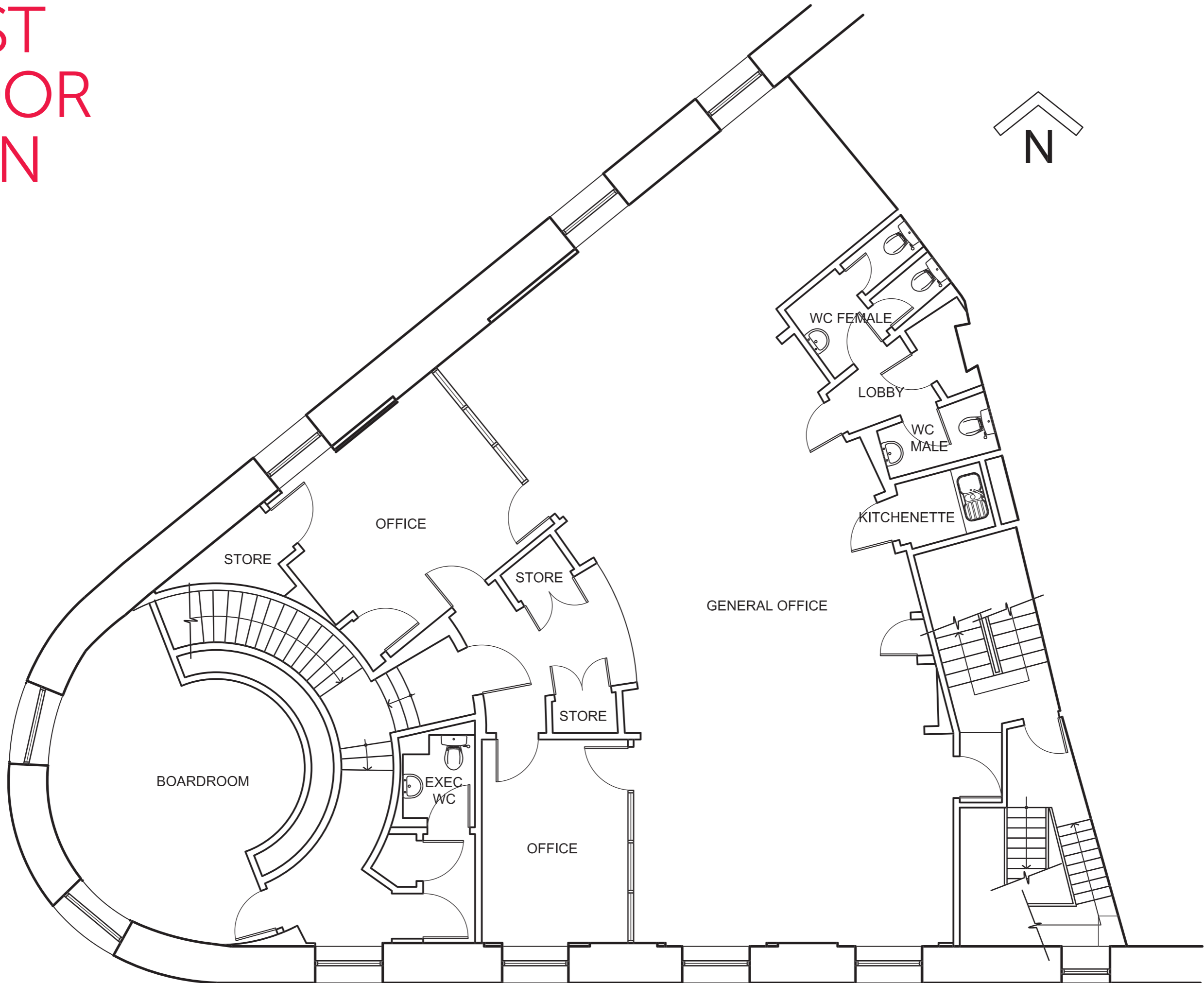
The main office accommodation benefits from raised access flooring and air conditioning on all floors. The ground and second floors were entirely refitted in 2019 to include new mechanical and electrical services as well as LED lighting. Each floor enjoys its own wc and kitchen facilities, with the basement car park providing secure car parking for at least five cars.

The Property is not listed.

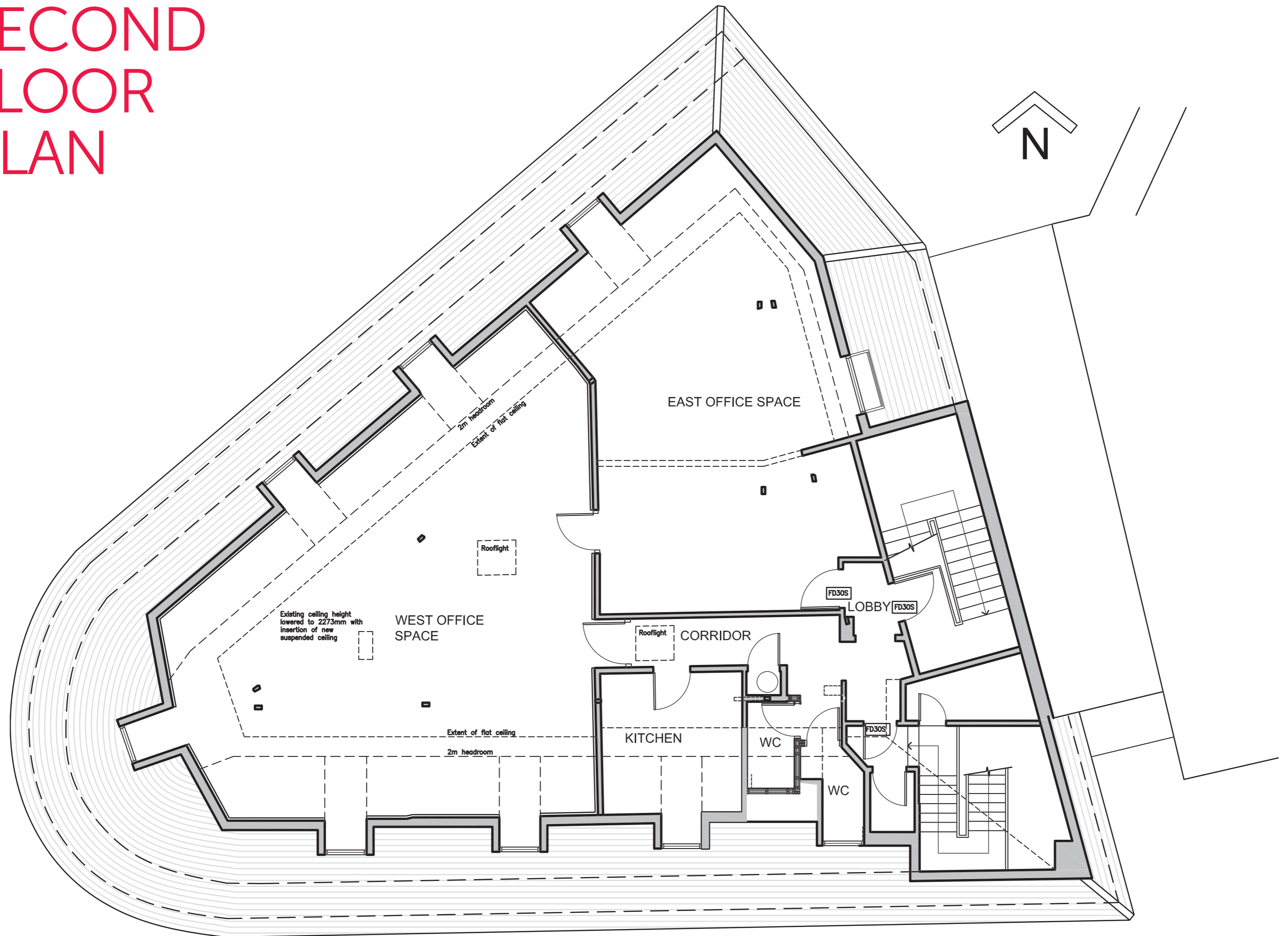
GROUND FLOOR PLAN



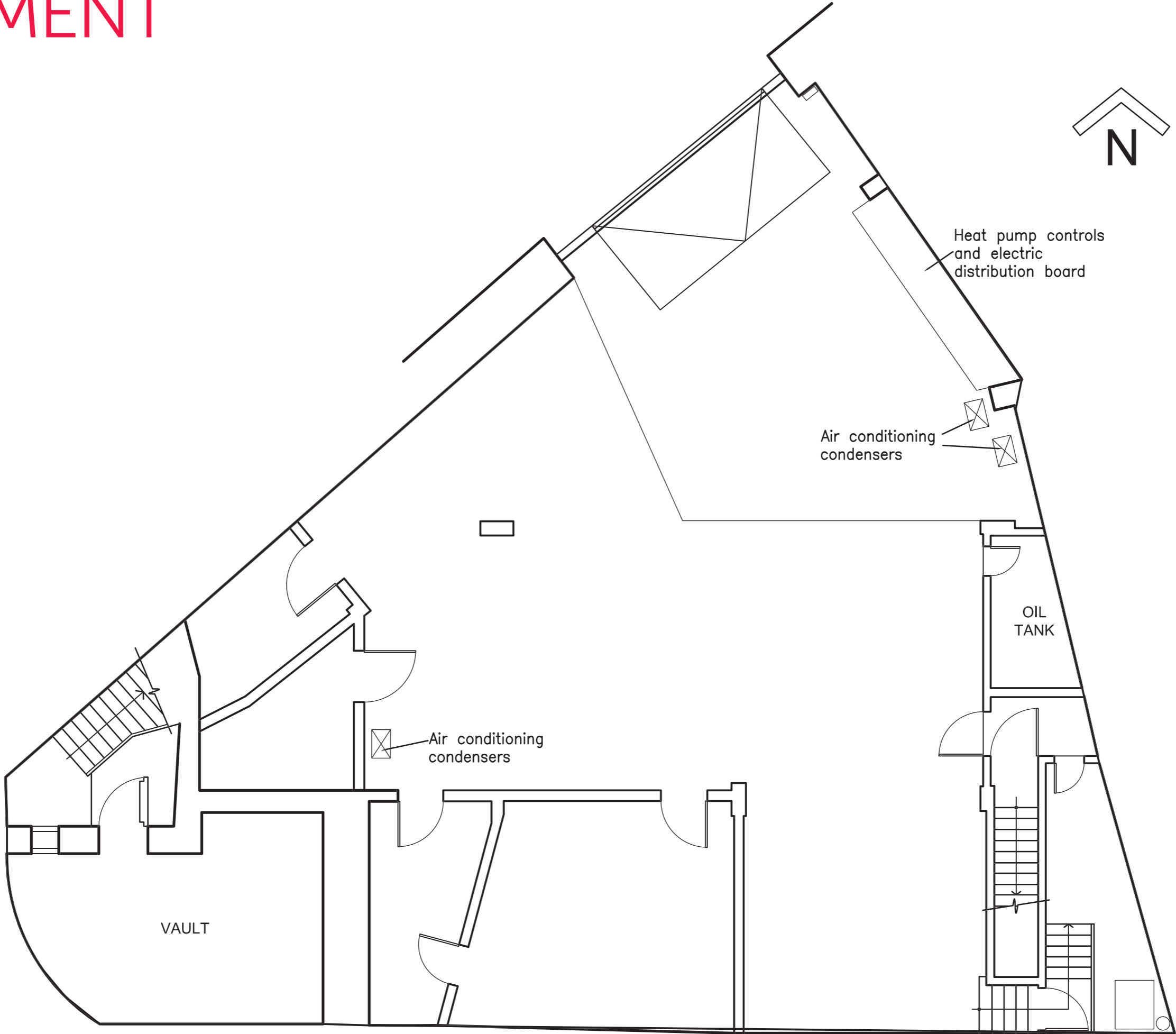
FIRST FLOOR PLAN



SECOND FLOOR PLAN



BASEMENT PLAN





EFG

EFG

swiffers

The key to your new home

152

Yellow sign

KEEP CLEAR

KEEP CLEAR



GUERNSEY

Guernsey forms part of the Channel Islands and is strategically positioned in the English Channel, approximately 75 miles south of Weymouth, England and 30 miles west of France's Normandy Coast. Guernsey is part of the Bailiwick of Guernsey which incorporates the islands of Guernsey, Alderney, Sark and Herm.

It is the second largest of the Channel Islands with an area of 24 square miles and a population of approximately 63,000 people. St Peter Port, located on the eastern coast, is the island's capital and commercial centre.

Guernsey is regarded as one of the world's premier off-shore centres and is politically and economically robust. It has a Standard & Poor's credit rating of AA-/A-1+ and an estimated GDP of £3.178 billion.

The island is a self-governing dependent territory of the British Crown. It is not represented in the UK Parliament but has its own democratically elected parliament called the States of Deliberation.

There are no political parties in Guernsey.

Accommodation

The Property comprises the following approximate Net Internal Areas:

Level	Use	Sq m	Sq ft
Ground	Offices	190.91	2,055
First	Offices	204.38	2,200
Second	Offices	148.64	1,600
Total Sq Ft		543.93	5,855

The Property also benefits from a steel reinforced strong room at basement level.

Parking

The secure basement car park currently provides parking for five cars. It does however include separate stores which could be removed to create additional parking.

Asset Management Opportunities

Whilst the Subject Property has been well maintained by the current owners, it offers further asset management opportunities including:

- Subdividing the building to create multi-tenanted space
- Increasing the provision of onsite parking
- Upgrading internal finishes.

The Proposal

We are instructed to seek offers in excess of £2,100,000 (Two Million One Hundred Thousand Pounds), subject to contract.

The Property is offered subject to full vacant possession from May 2022.

Legal

All details are subject to contract.
Each party is to bear their own legal costs.

Image courtesy of VisitGuernsey



EFG
HOUSE

CONTACT

For further information or to arrange a viewing, please contact the Vendor's Joint Agents:

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