



# Harbour House

**South Esplanade  
St Peter Port  
Guernsey**





Harbour  
House

THE YACHT HOTEL

RESTAURANT BAR

okers

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TAXI

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**Panoramic Sea Views**



**Sea Front Location**



**Newly Refurbished**



**Flexible Floor Plates**



**Air-Conditioning**



**Fitted Kitchenettes**



**Fibre Connections**



**LED Lighting**



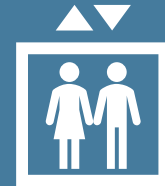
**Dedicated WCs**



**Shower Facilities**



**Secure Lockers**



**Passenger Lift**

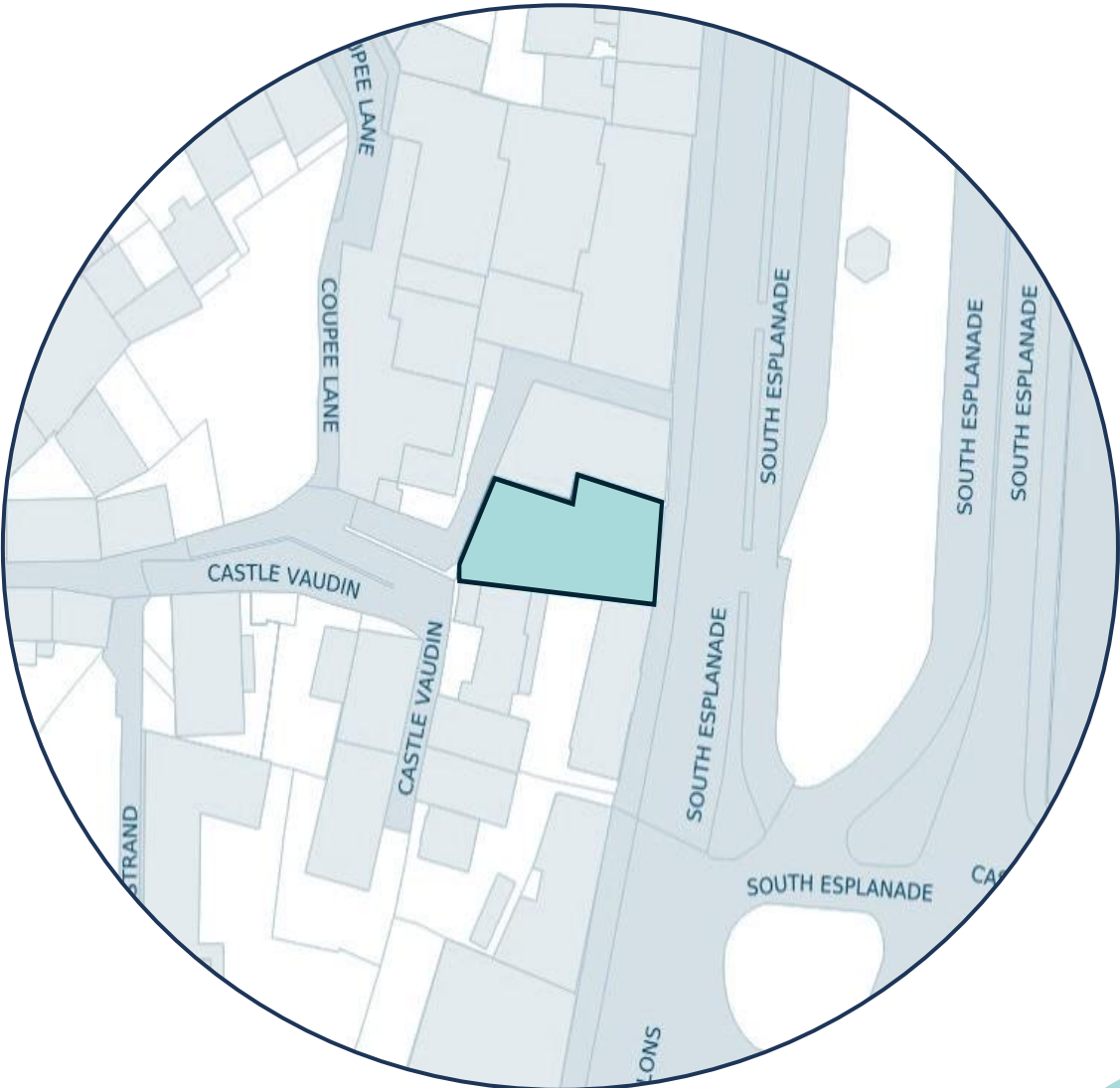
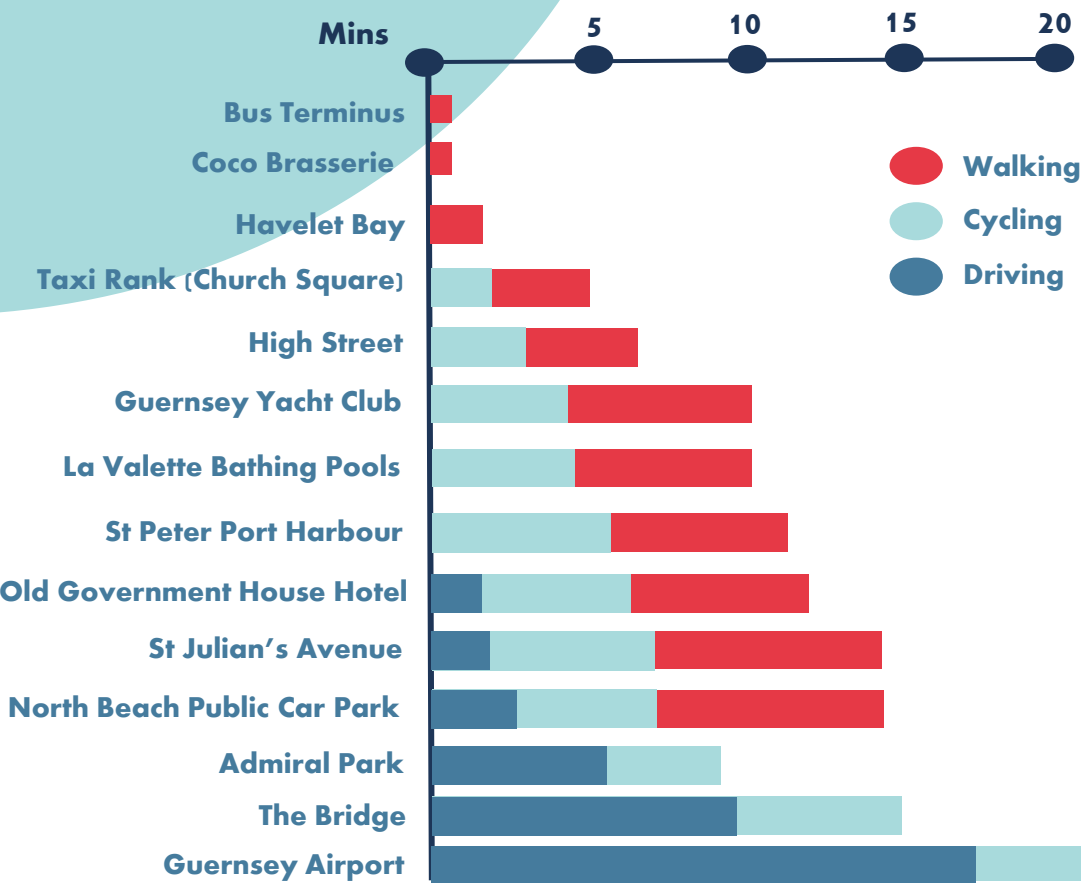




**Prominently Positioned & Well-Connected  
Seafront Location**



# Perfectly Placed



# Be Part of Harbour House's Future

**With a strong history of commercial activity,  
Harbour House has been transformed and readied  
for the next stage of its life as a high-quality office.**





# Quality Specification

## Harbour House offers:

- > **Communal shower facilities**
- **Communal locker room**
- **Secure bike storage**
- > **Passenger lift**
- **Fibre connection with Sure and JT**
- **Shared Board Room with Conference Facilities**

## Each office is newly fitted with:

- > **Three-pipe VRV air conditioning system**
- > **LED lighting with 300 lux average**
- > **Perimeter trunking**
- > **Fitted kitchenettes**
- > **WC facilities**



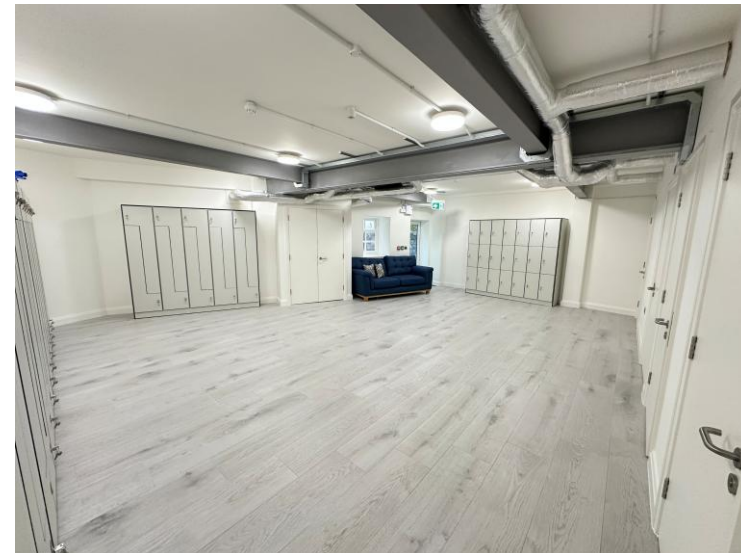
**Panoramic Harbour Views**



# Design led Finishes

**Harbour House offers high quality and attractive finishes...**

**Reception, stair lobby, meeting room and locker space**





# Sea views from all floors

**Harbour House offers high quality and attractive finishes...**

**Office suites with impressive easterly aspect**





# Unrivalled Vistas

**Stunning panoramic outlook from the upper floors**



**Uninterrupted views over the marina, Castle Cornet, the Little Russel, Havelet Bay and the neighbouring islands**



# Space to Grow

- Three floors remaining
- Flexible floor plates
- Rent in part (394 – 3,741 sq ft)
- Or per floor (394 – 1,685 sq ft)

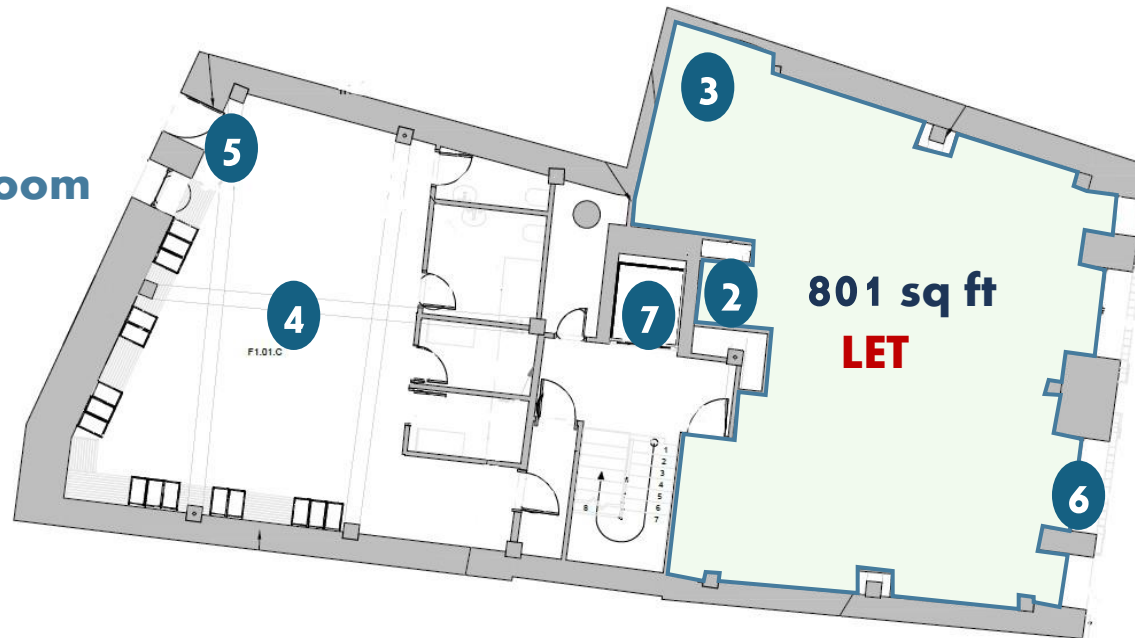


# A Closer Look

- 1 Reception & main entrance
- 2 Kitchenette
- 3 WC(s)
- 4 Communal shower & locker room
- 5 Rear entrance to shower & locker room
- 6 Sea views
- 7 Lift access



**Ground Floor**

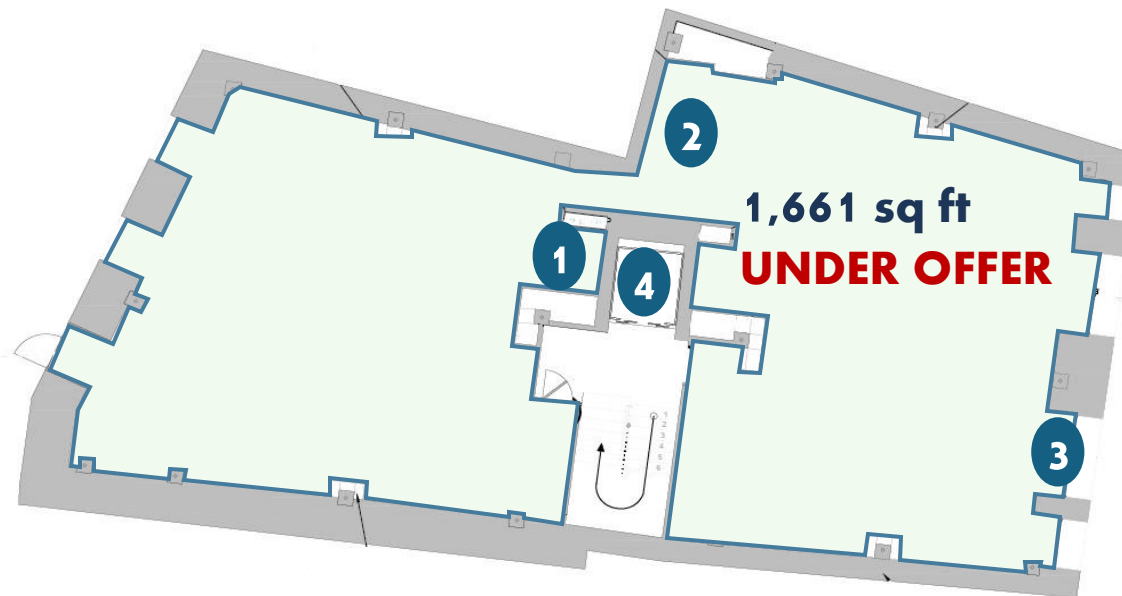


**First Floor**



# Open Plan Units

- 1 Kitchenette
- 2 WC(s)
- 3 Sea views
- 4 Lift access



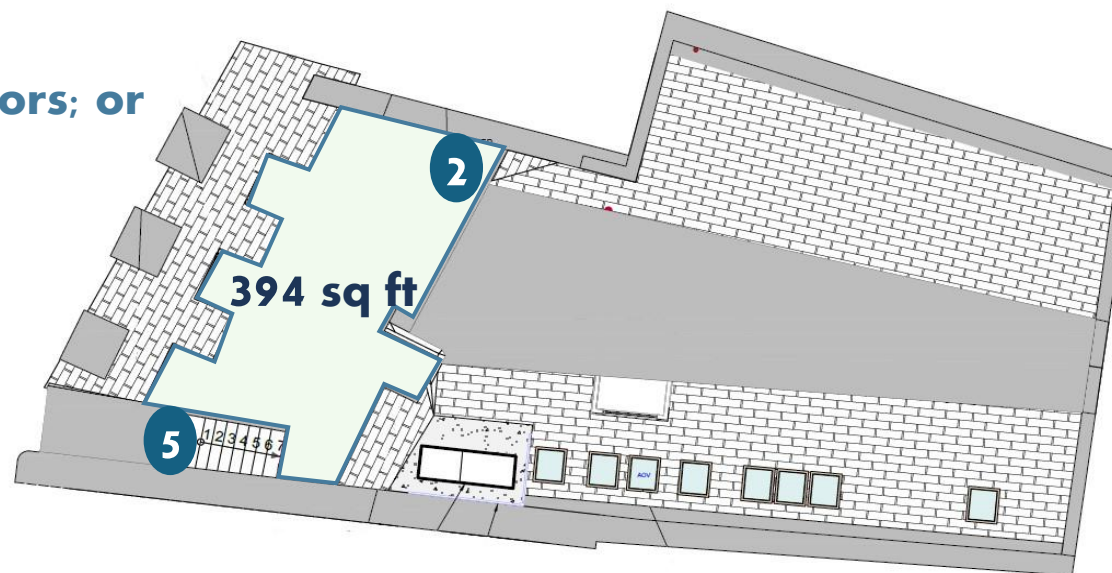
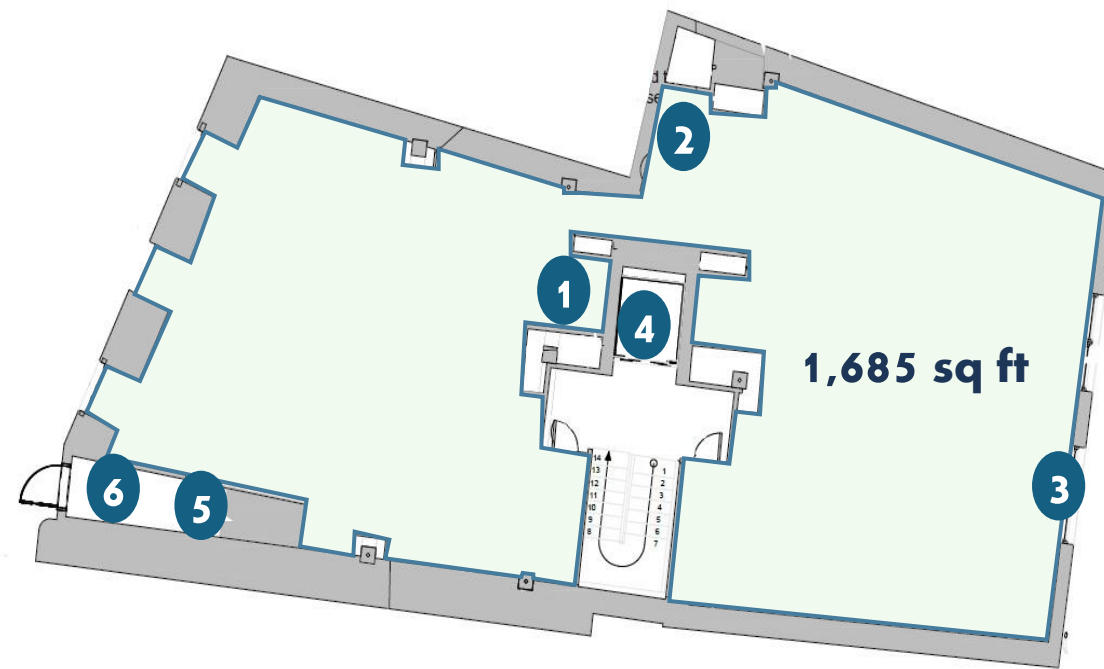
**Second Floor**



**Third Floor**

# Flexible Space

- 1 Kitchenette
- 2 WC(s)
- 3 Sea views
- 4 Lift access
- 5 Stair link between fourth & fifth floors; or
- 6 Self-contained entrance







**Wing Lai MRICS**  
**Director**

+44 (0) 7781 412 578  
[wing.lai@watts.property](mailto:wing.lai@watts.property)



**Joanna Watts MRICS**  
**Director**

+44 (0) 7781 130 686  
[jo.watts@watts.property](mailto:jo.watts@watts.property)

## Contact



## For Further Information or Viewings

+44 (0) 1481 740071  
[\*\*info@watts.property\*\*](mailto:info@watts.property)

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