

# MILL PLACE

Rue du Pre, St Peter Port  
Guernsey, GY1 1LT

***“Best in Class”***

*Perfect for small to medium size occupiers wishing  
to make a lasting impression...*



# Key Features

---

Undergoing comprehensive  
refurbishment and upgrade

1,000 sq ft – 3,000 sq ft suites

18 on-site parking spaces

Newly Air Conditioned

ESG Compliant

Modern kitchenettes

High quality showers and W/Cs

Contemporary finishes and new windows  
throughout

Prominent repositioned office development

Light and airy environment with impressive central atrium

# Situation

---

Situated at the lower end of La Charroterie along Rue du Pre, Mill Place occupies a prominent position on the edge of Trinity Square, on one of the main arterial routes connecting to the town centre.

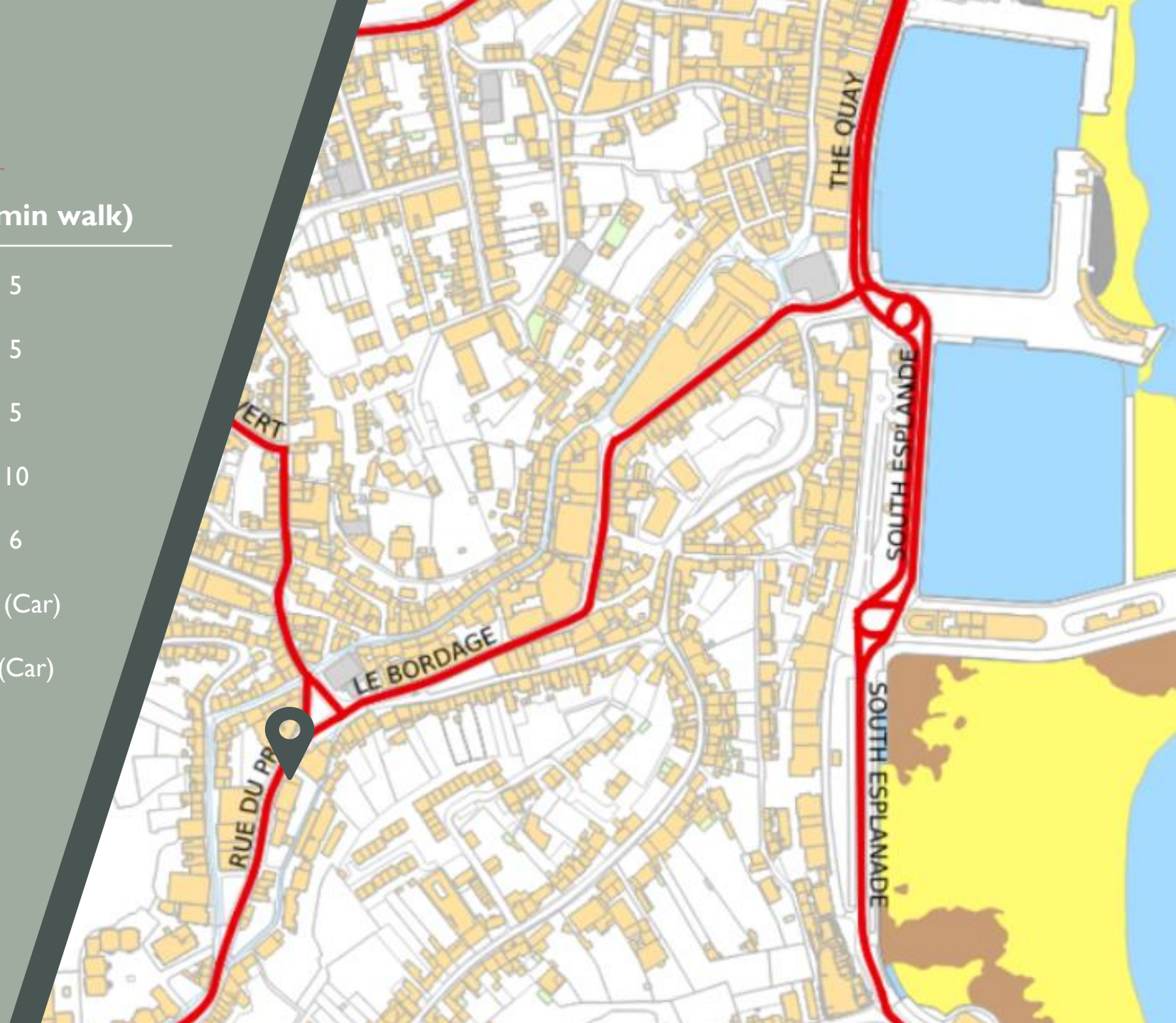
Its extensive frontage forms the gateway to St Peter Port, marking the entrance to the town. Being just a few minutes' walk from the Market Square and also being along a main bus route, means it is well connected to the amenities close by.

Other occupiers in the vicinity including Ferbrache & Farrell, JP Morgan, TMF, Skipton International, Guernsey Finance, the Office of Data Protection and the Administrative Offices of the States of Guernsey.



# Main Arterial Route

Destination	Distance (km)	Time (min walk)
Church Square	0.5	5
Bus Terminus	0.5	5
Taxi Rank	0.5	5
OGH Hotel	1	10
High Street	0.6	6
Guernsey Airport	5.6	11 (Car)
Admiral Park	2.3	8 (Car)



# Description

Once complete, Mill Place will offer 14,382 sq ft of highly contemporary office accommodation with impressive common areas.

## Refurbishment to include:

- Comprehensively upgraded common areas
- New Mechanical & Electrical System
- Newly Fitted W/Cs and showers
- Overhauled curtain walling
- Refurbished office suites
- External landscaping
- New Windows

## The Brief

*“To create an inspiring and impactful workspace in a modern, playful, industrial style.”*

*“To be bold in the use of colour, with natural wood, textured finishes and an abundance of greenery.”*



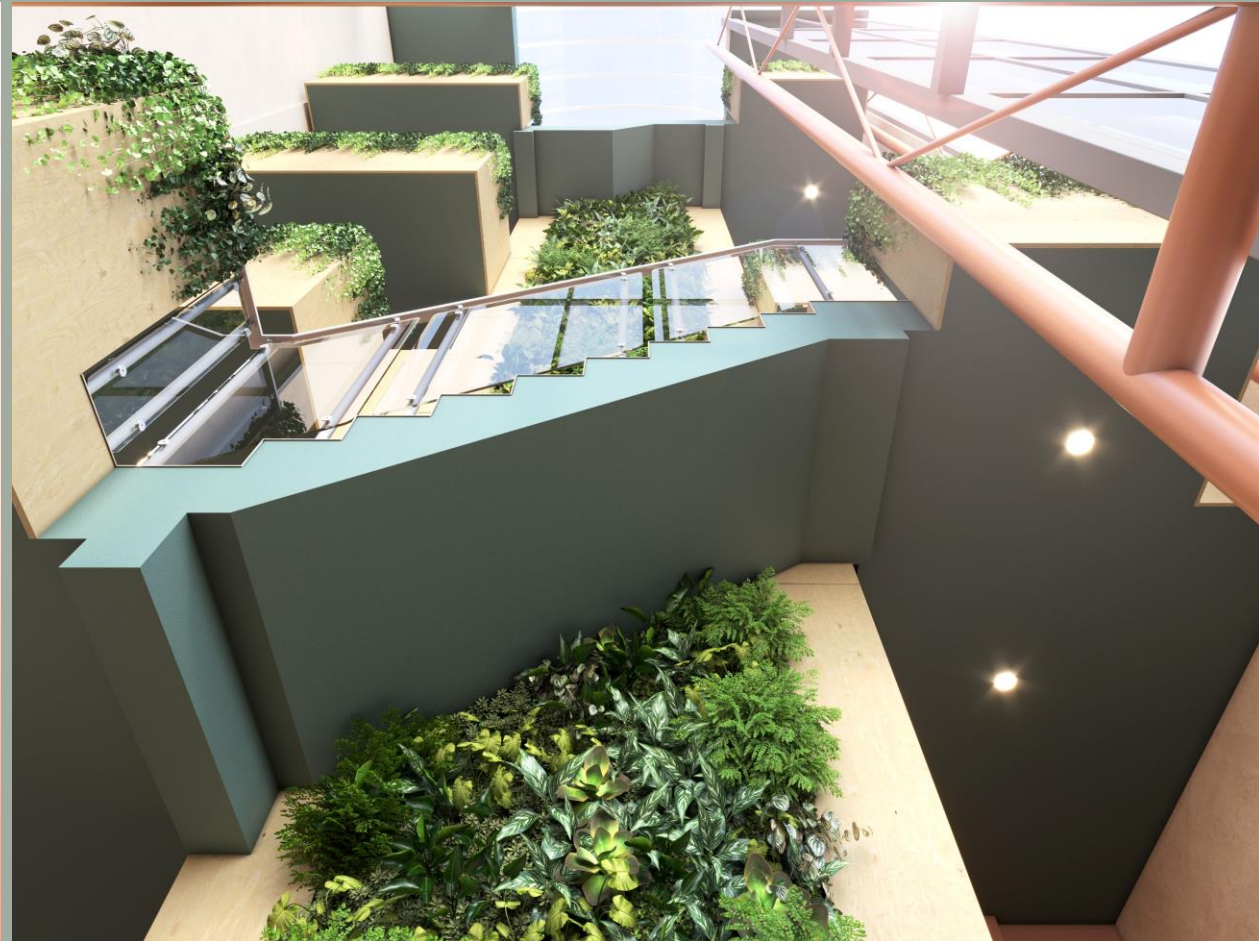
# Inspiration



*“Another development by Field Day – the forerunners in high quality offices...”*

# Communal Areas

---



# Kitchenette & w/c



CGIs illustrating indicative finishes





# Office Suites

---



CGI illustrating indicative finishes

# Accommodation

The premises are available on a per suite or floor basis in the combinations illustrated on the right.

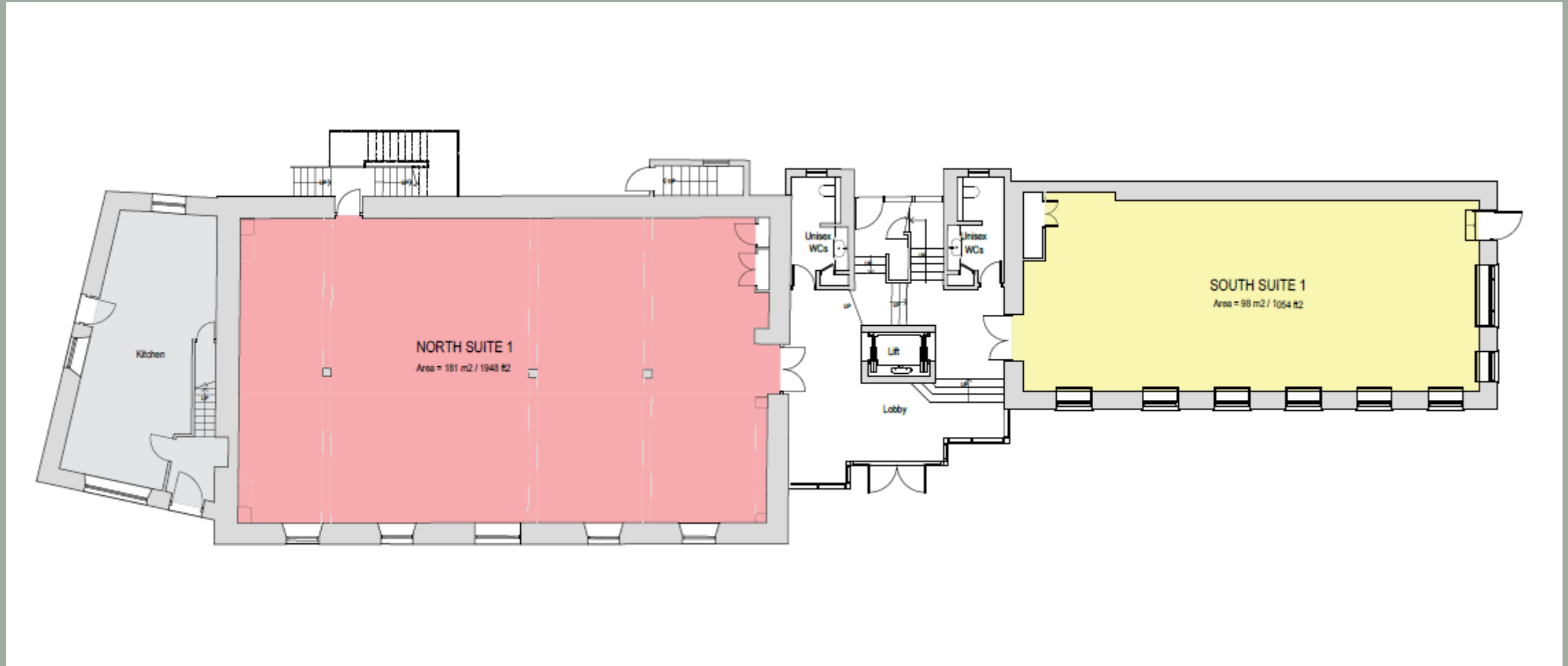
In addition, the property will offer secure bike parking for electric and high value bicycles.

Additional private parking available close by.

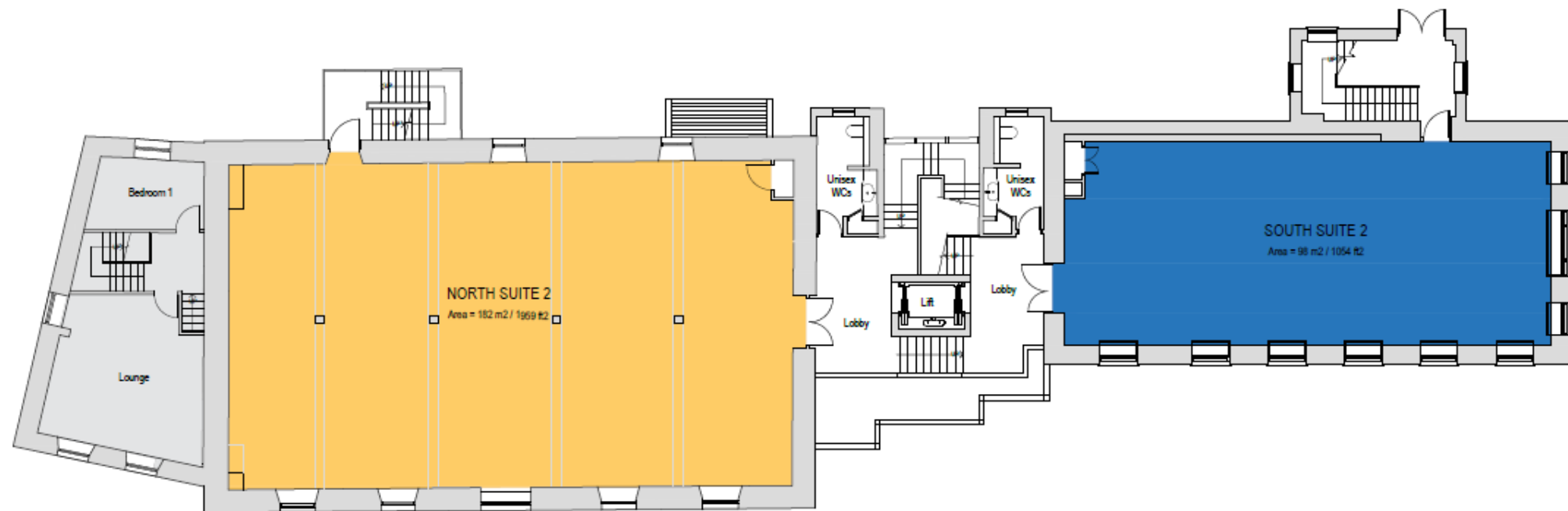
Suite	Level	Area sq m	Area sq ft	Parking spaces
North 1	G	181	1,948	2
South 1	G	98	1,054	2
<b>TOTAL</b>		<b>279</b>	<b>3,002</b>	<b>3</b>
North 2	1	182	1,969	1
South 2	1	98	1,054	2
<b>TOTAL</b>		<b>280</b>	<b>3,023</b>	
North 3	2	182	1,969	2
<b>TOTAL</b>		<b>182</b>	<b>1,969</b>	<b>2</b>
South 3	3	98	1,054	2
North 4	3	182	1,969	2
<b>TOTAL</b>		<b>280</b>	<b>3,023</b>	<b>4</b>
North 5	4	153	1,546	2
South 4	4 & 5	169	1,819	3
<b>TOTAL</b>		<b>322</b>	<b>3,365</b>	<b>5</b>
<b>TOTAL</b>		<b>1,343</b>	<b>14,382</b>	<b>18</b>

*\*All areas subject to final remeasurement*

# Ground Floor

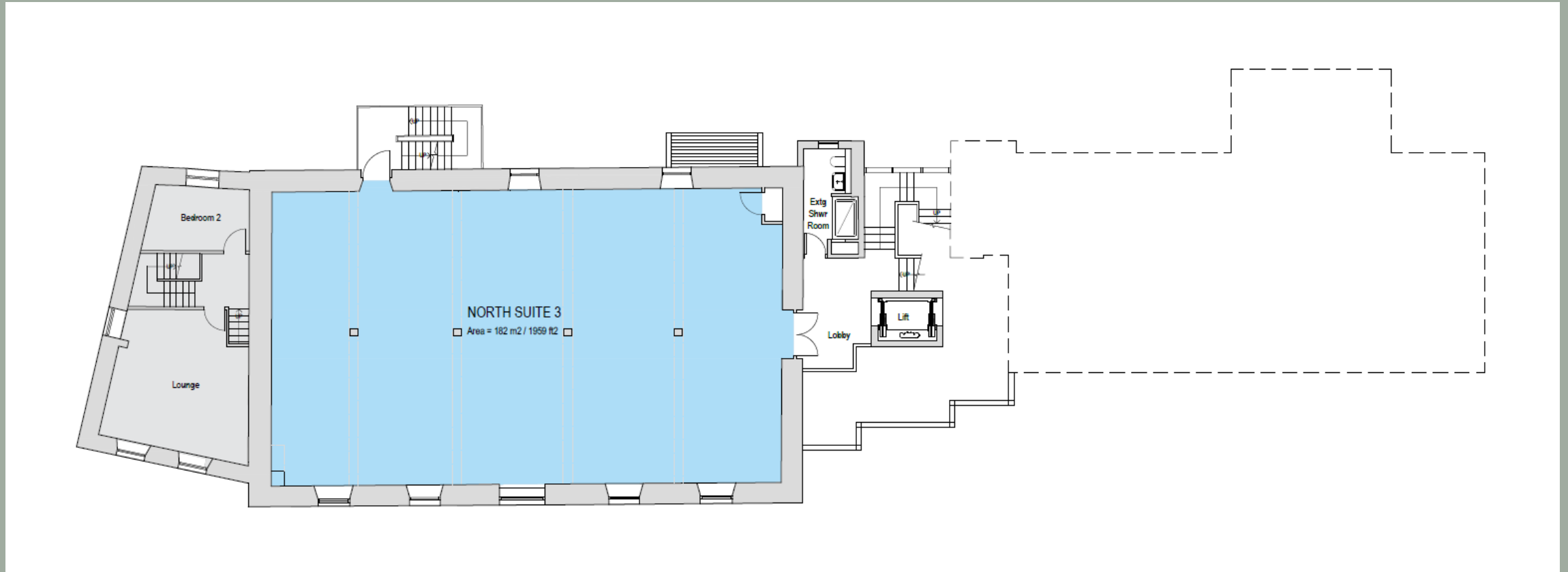


# First Floor



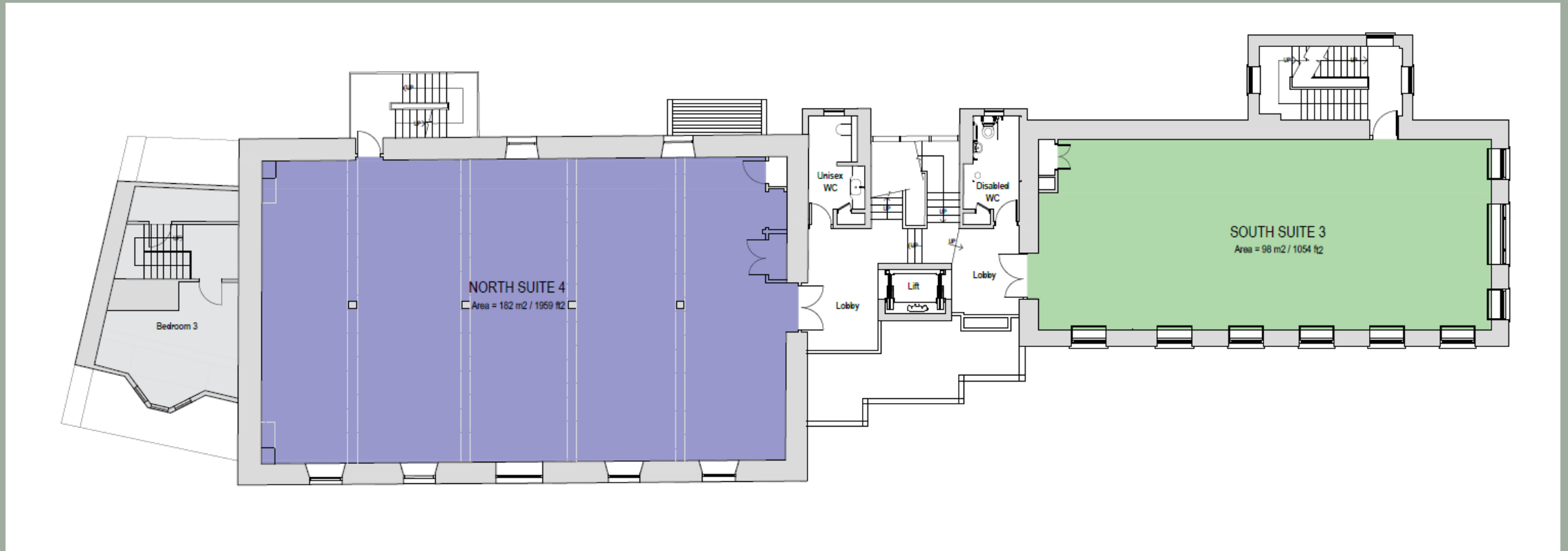
# Second Floor

---

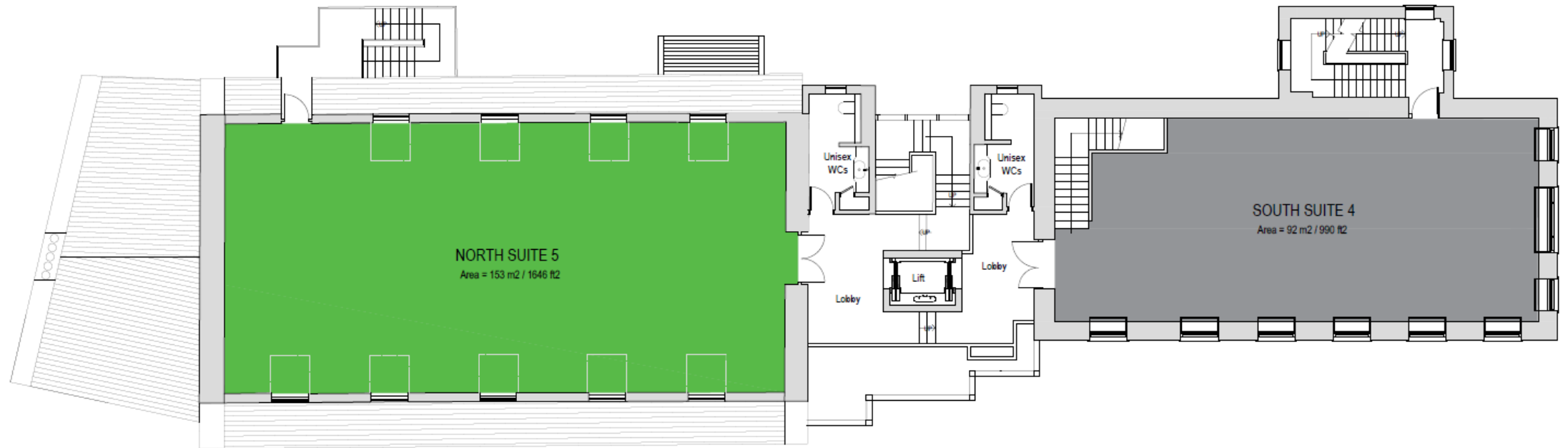


# Third Floor

---

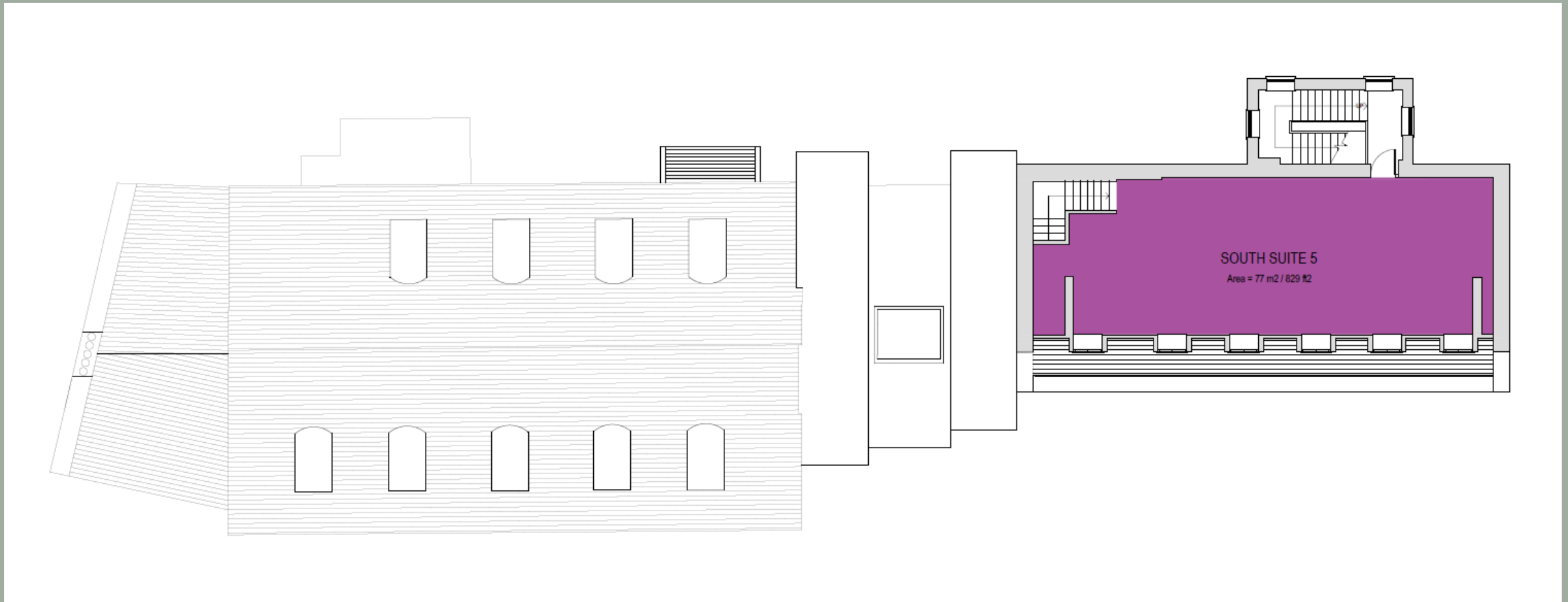


# Fourth Floor



# Fifth Floor

---





# Terms

---

Mill Place is available to rent from January 2025.

The Landlord's preference is for lease terms of six years or more.

**In addition to the rent, tenants will be responsible for paying:**

Service Charge

Tax on Real Property

Parish Rates

Insurance

Each Party is responsible for their own legal costs in relation to any transaction.

# Other Guernsey Field Day Projects



Frances House



Frances House



Windsor House



Frances House



Rock House



Rock House



Windsor House

# MILL PLACE



**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)

**Sole Agents**

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

