

Le Marchant House

Le Truchot
St Peter Port
Guernsey

Refurbished Offices to Rent

266 SQ FT	6,022 SQ FT	6,302 SQ FT	12,590 SQ FT
GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	WHOLE



A high quality office refurbishment

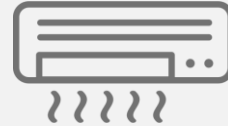
Key Features



Fully refurbished



LED lighting



Air conditioning
& mechanical ventilation



Raised access floors



25 Car parking spaces



2 Electric car
charging points



16 Cycle
storage spaces



Bike charging points



Showers



Locker facilities



Shared meeting room



2 Passenger lifts



Fully fitted kitchenettes



24/7 Access



Secure archive stores



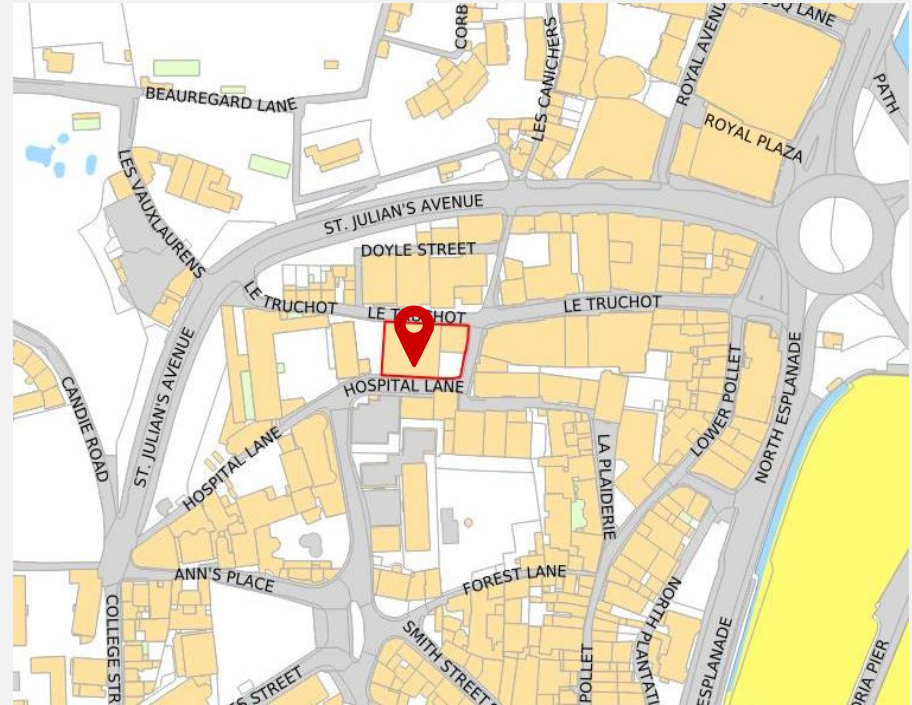
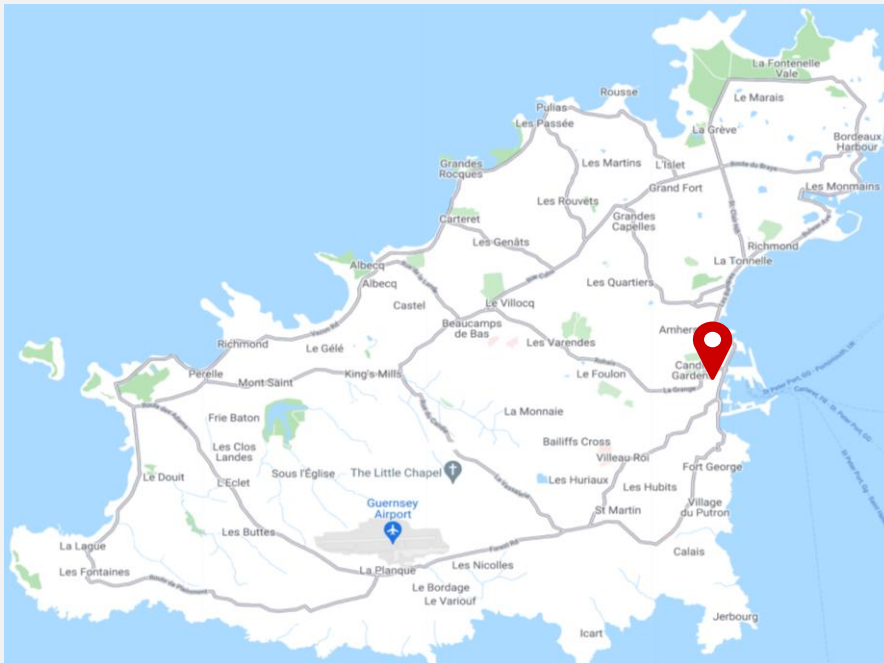
Central location

The hub of the finance district

Situated in the heart of Guernsey's financial district and adjoining St Peter Port's retail, leisure, transport and amenity hubs, Le Marchant House provides prestigious office space in a prime business location.

The property is well connected and sits in the capital and most populous town in the island of Guernsey. In the vicinity are:

- ▶ offices
- ▶ a mix of established and independent retailers
- ▶ restaurants & cafes
- ▶ bars
- ▶ hotels
- ▶ free public car parks located on the piers



Destination	Distance (km)	Time (minutes walk)
Taxi Rank	0.16	2
Old Government House Hotel	0.23	4
Saint Peter Port Harbour	0.26	4
High Street	0.35	5
North Beach Public Car Park	0.50	6
Main Bus Terminus	0.70	9
Admiral Park	1.5	5 (car)
Guernsey Airport	6.3	13 (car)

High quality refurbished offices

Currently undergoing full refurbishment, Le Marchant House will be comprehensively upgraded and modernised to provide cutting edge offices. When completed, the office accommodation will offer:

- ▶ carpet tiled floors
- ▶ raised access flooring
- ▶ LED lighting
- ▶ air conditioning
- ▶ mechanical ventilation
- ▶ fully fitted kitchenettes
- ▶ shower and locker facilities
- ▶ WCs
- ▶ axiom suspended ceiling clouds to the first floor
- ▶ vaulted plasterboard ceiling to the second floor

Serving the offices will be a shared entrance lobby with reception, communal meeting room with tea point, WC and two passenger lifts serving all floors.

The property also has basement storage which offers:

- ▶ separate off street access
- ▶ a goods lift
- ▶ LED lighting
- ▶ vinyl flooring
- ▶ mechanical ventilation
- ▶ secure and individual archive stores

A secure garage provides 19 car parking spaces and 16 bicycle spaces. Externally, there is an additional 6 car parking spaces. Two electric vehicle charging stations and power points for bicycle charging will also be provided.





Comprehensively refurbished and upgraded to provide high quality contemporary office space



Shared entrance lobby, reception and meeting room





Extremely accessible for commuters, occupants and visitors



Workspace

Level	Use	Area (sq m)	Area (sq ft)
Lower Ground	Storage	290	3,123
Ground	Meeting Room	25	266
First	Office	559	6,022
Second	Office	585	6,302
Total		1,459	15,713

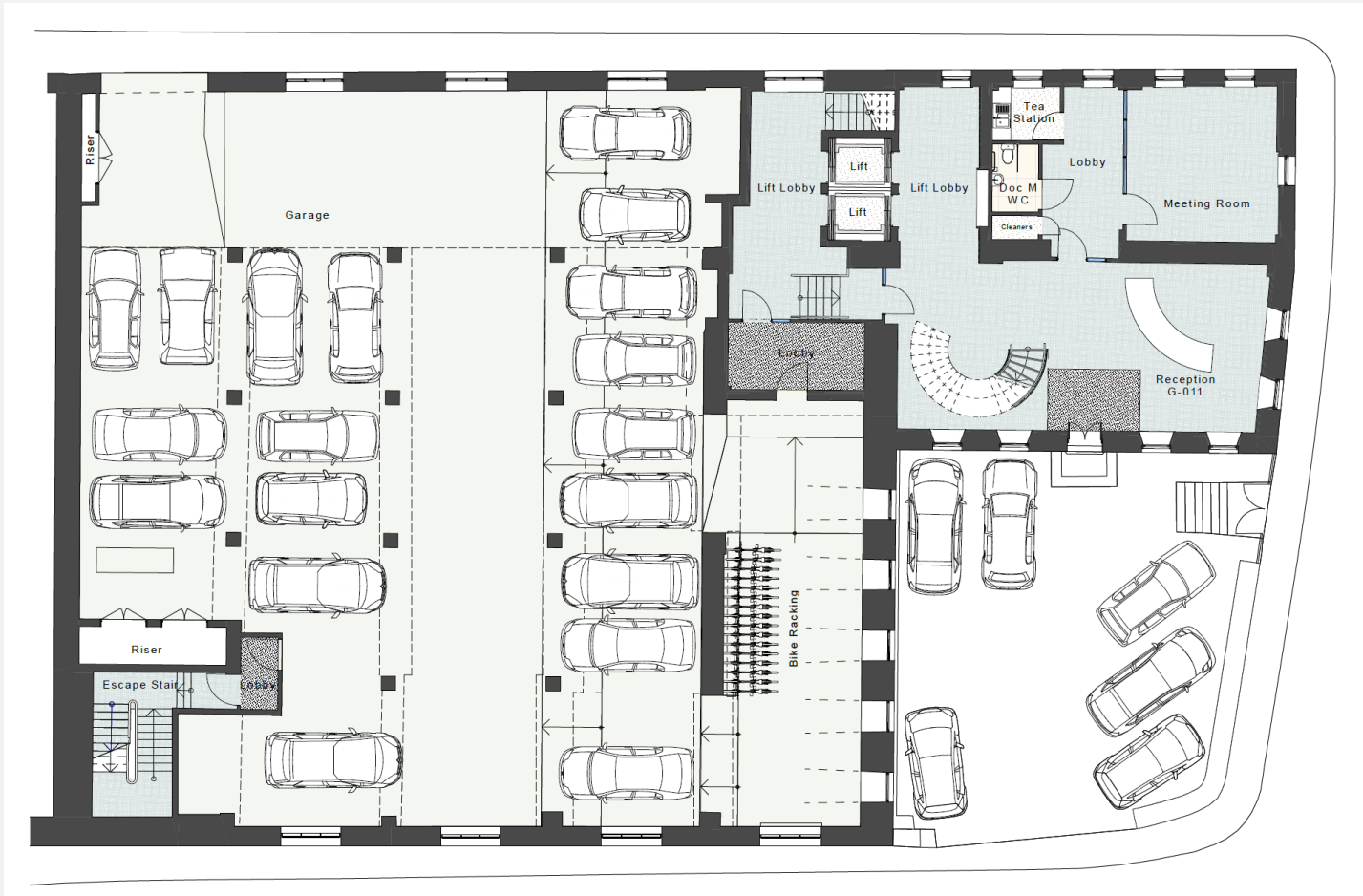
Car & bicycle parking

Description	Type	No. of spaces
Car parking	External – clear spaces	6
Car parking	Internal – clear spaces	17
Car parking	Internal – Restricted Access	2
Bicycle parking	Internal	16
Total		25 cars / 16 bicycles

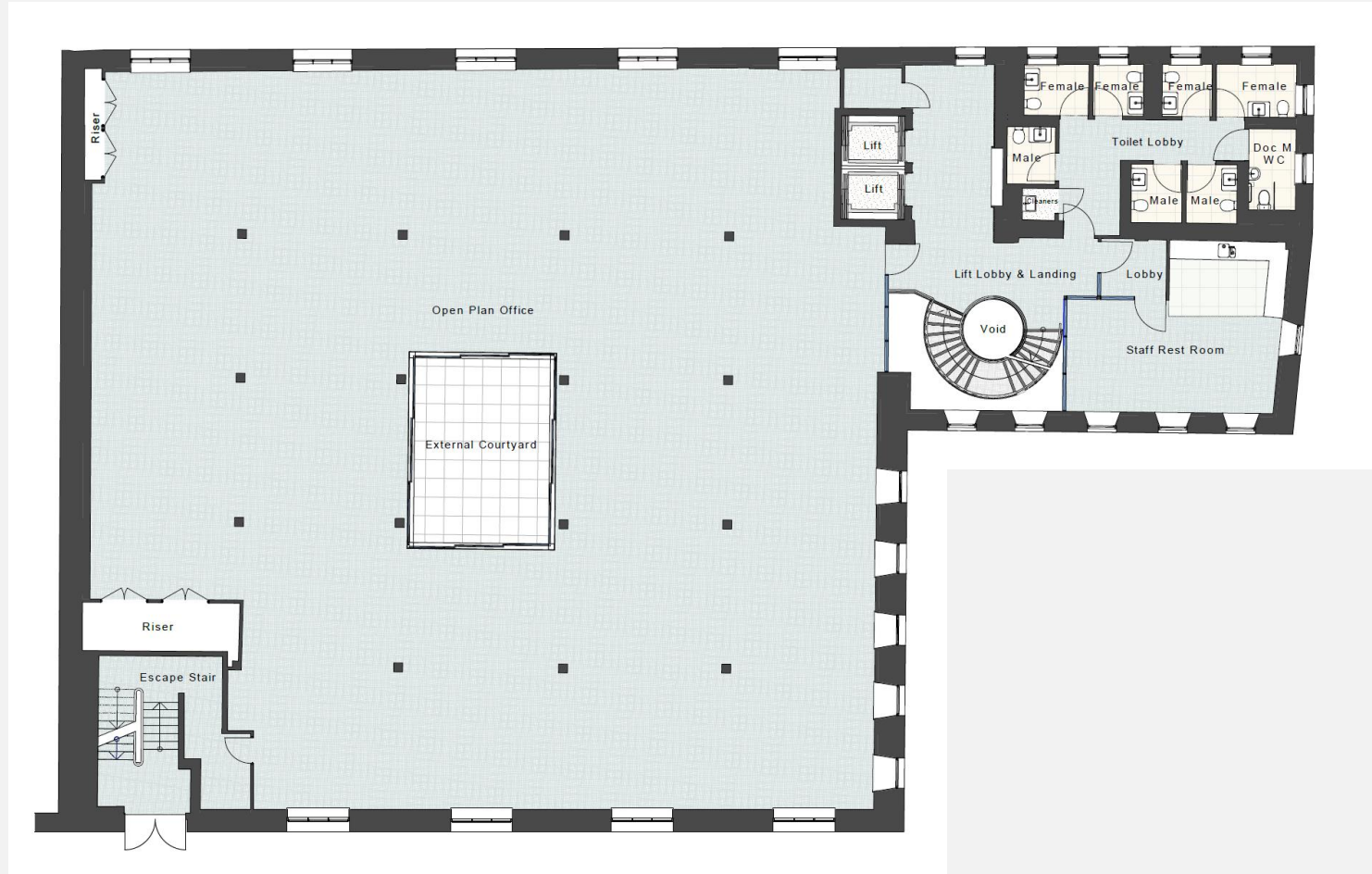
Lower Ground Floor



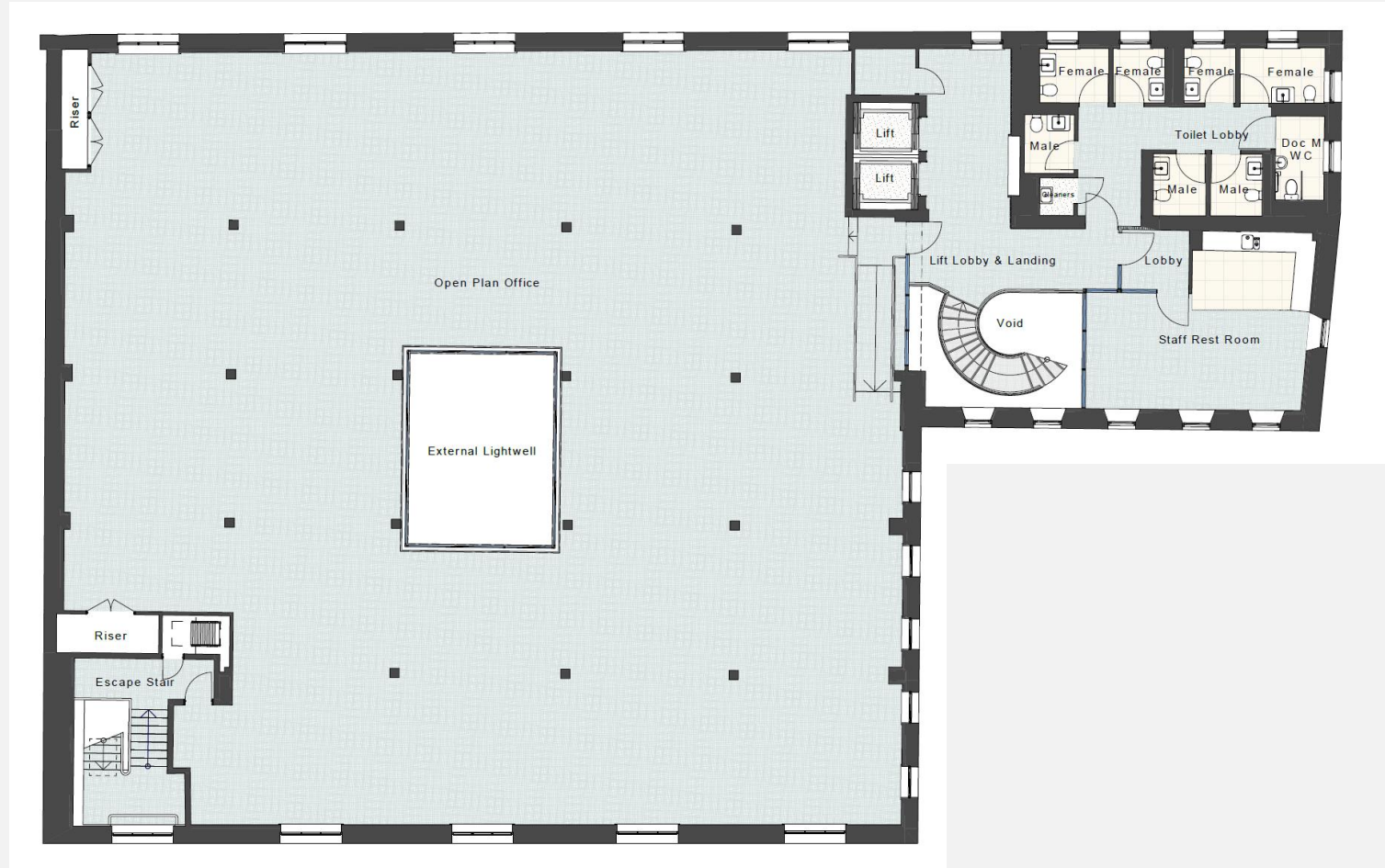
Ground Floor



First Floor



Second Floor



Terms

- ▶ Le Marchant House is available to rent as a whole or in part.
- ▶ It is available by way of a new effective full repairing and insuring lease for a term and rent to be agreed.
- ▶ Tenants will be responsible for paying a service charge, Tax on Real Property, parish rates, building insurance and utilities.
- ▶ Each party is responsible for their own legal costs in relation to any transaction.



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