

# King's House

La Grange

St Peter Port



Modern Building  
Elegant Design

King's House

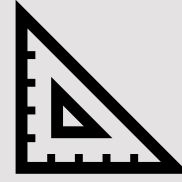
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**Constructed in 2011**



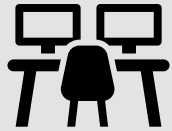
**Immaculately Presented**



**4,131 Sq ft**



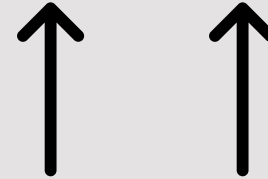
**8 Onsite Car Parking Spaces**



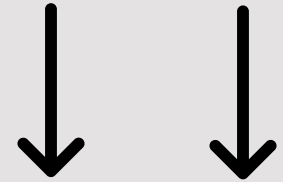
**Open Plan Offices With Meeting Rooms**



**Air Conditioning**



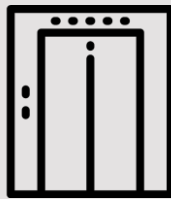
**Raised Access Floors**



**Suspended Ceilings**



**LED Lighting**



**Disabled Passenger Lift**



**WC Facilities on Each Floor**



**Kitchenettes on Each Floor**

# Situation

**King's House** sits in the capital and most populous town in the island of Guernsey, the Channel Islands.

It sits on the outskirts of St Peter Port's town centre, on La Grange, one of the arterial routes leading in and out of St Peter Port.

It is therefore well connected and within walking distance of the main financial district, High Street and the amenities St Peter Port has to offer.



Destination	Distance (km)	Time (Walking)
Old Government House Hotel	0.4	7
High Street	0.55	10
Weighbridge Taxi Rank	0.75	13
Saint Peter Port Harbour	0.95	16
North Beach Public Car Park	1.0	17
Main Bus Terminus	1.1	17
Admiral Park	2.0	5 (car)
Guernsey Airport	5.6	12 (car)

# The Property

**King's House** comprises 4,131 sq ft of well-presented office accommodation.

Such accommodation is set within an attractive modern building which was constructed in 2011.

Arranged over two floors, it offers:

- Open plan accommodation
- Board and meeting rooms
- WC facilities on each floor
- Kitchenettes on each floor

The offices are fitted with:

- Carpet tiled flooring
- Air-conditioning
- Suspended ceilings
- Recessed LED lighting
- Raised access floors with floor boxes

Level	Use	Area (sq m)	Area (sq ft)
Ground	Office	192	2,066
First	Office	192	2,065
<b>Total</b>		<b>384</b>	<b>4,131</b>

Externally, there are 8 onsite car parking spaces situated to the side and front of the property. Public car parking is also available nearby at the Odeon.

If required, additional office accommodation (3,915 sq ft) can be provided in **Roseneath**, the neighbouring building. For further details, contact Watts Property.



Open Plan  
Layout



Well-presented  
Accommodation

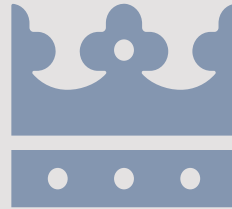
# Terms

- **King's House** is available to rent
- It is available to rent by way of an assignment of an existing lease
  - The existing lease is due to expire on 30 June 2026 (longer terms are available upon request)
  - The passing rent is £166,850 per annum
- In addition to the rent, tenants will be responsible for paying the:
  - Service charge
  - Tax on real property
  - Parish rates
  - Building insurance; and utilities
- Sublettings may also be considered
- If required, additional office accommodation is available at **Roseneath**, the neighbouring property
- Each party is responsible for their own legal costs in relation to any transaction





Newly  
Constructed in  
2011



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