



**LVH**

**La Charroterie**

**St Peter Port | Guernsey**



A Modern Office in St Peter Port's main centre inner boundary

# LVH

## Key Features

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- **A detached, self-contained** office building
  - **Naming rights** to showcase occupier branding
  - Located in the **main centre inner boundary**
  - **4,660** sq ft of office space
  - Arranged over **3 floors plus a mezzanine**
  - **6 onsite car parking spaces**
  - New **LED lighting** and **AC system** fitted in 2020
  - **Freehold** available to purchase
  - Price: **£1,650,000** (one million six hundred and fifty thousand pounds)
  - **Rental** will also be considered
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## Prominently Placed

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**LVH** is a historic former depository with locally rare and thus distinctive red-brick architecture. Its prominent frontage forms the gateway to The Old Quarter in Trinity Square and St Peter Port's town centre.

As it is located at the upper end of La Charroterie, one of the principal routes connecting the southern parishes to the town centre, it sits opposite The States of Guernsey's headquarters. Other established office buildings such as Mill Court, Elizabeth House and Mill Place are also nearby.

Bus stops are just a few steps away, **LVH** being on main routes including those between town and the airport. St Martin's Village is also close by.

**LVH** falls within St Peter Port's main centre inner boundary.

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# Convenient Location

Destination	Distance (km)	Time (min walk)
States of Guernsey HQ	0.1	1
Trinity Square	0.4	5
Church Square	1	10
Bus Terminus	1	10
Taxi Rank	1	10
Elizabeth College	1	10
High Street	1	10
Ladies' College	1.4	14
OGH Hotel	1.5	15
St Martin's Village	2.1	4 (Car)
Guernsey Airport	4.8	9 (Car)
Admiral Park	2.7	8 (Car)



# Highly Specified

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LVH underwent a comprehensive refurbishment in 2020, including the fitting of a new VRV air conditioning system, WCs and new LED lighting.

The property benefits from:

- Raised access floors
- Exposed ceilings
- Ultrafast VDSL fibre broadband
- Car and cycling charge points
- 6 on-site car parking spaces
- Shower facilities
- WCs

The accommodation offers regular and highly flexible floor plates at ground, first and second floors together with a mezzanine level.

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# Modern Accommodation

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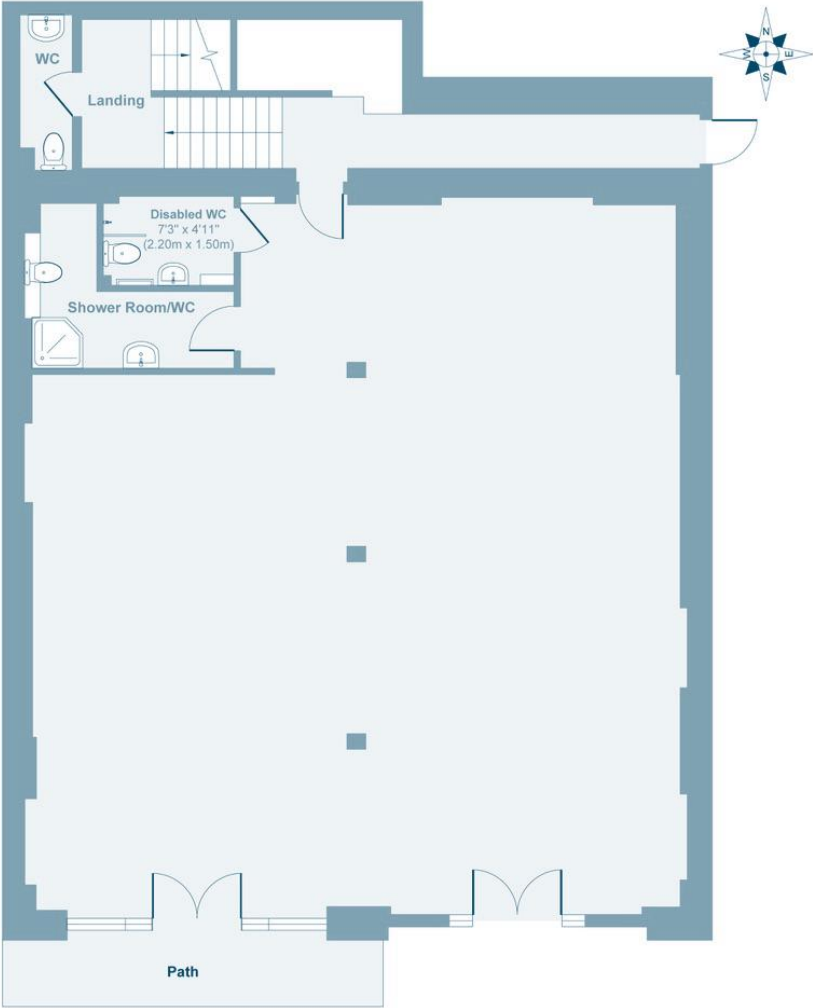
# Recently Refurbished

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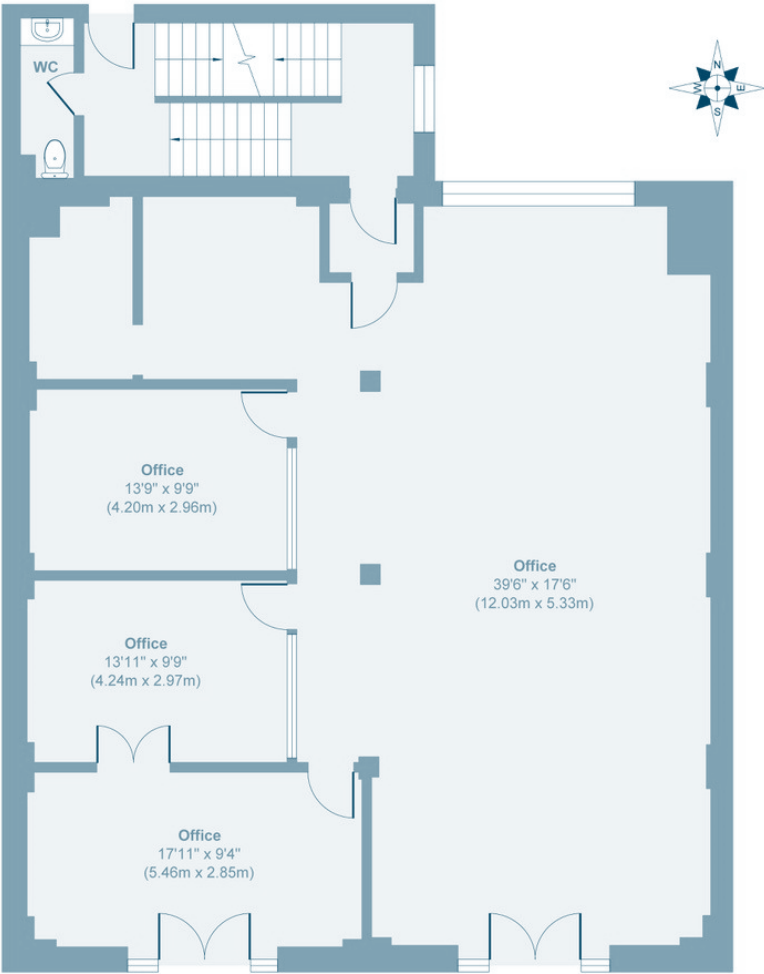
# Regularly Shaped Offices

LVH, La Charroterie, SPP GY1 1EL



Ground Floor

LVH, La Charroterie, SPP GY1 1EL

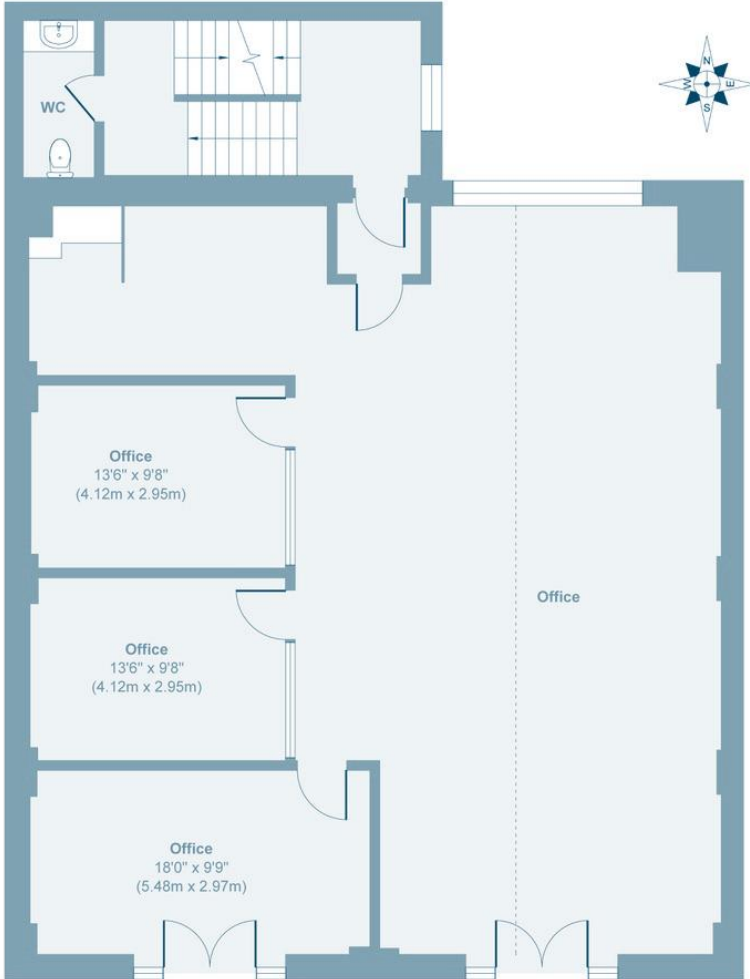


First Floor



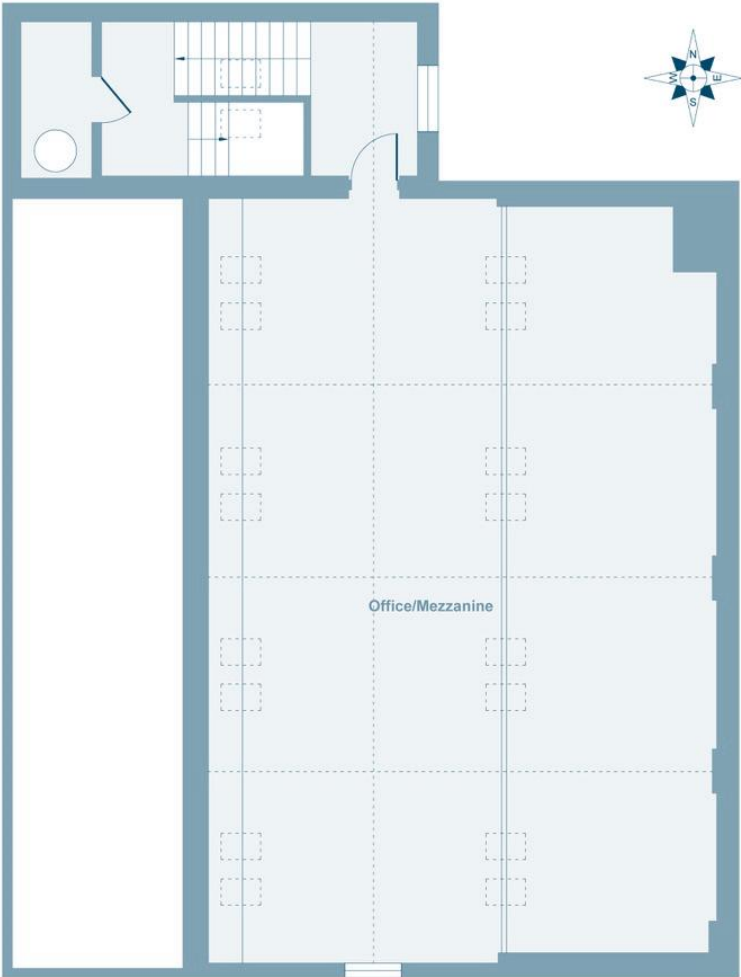
# Flexible Floor Plates

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Second Floor

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Third Floor



## Contact



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