



# Roseneath

La Grange, St Peter Port

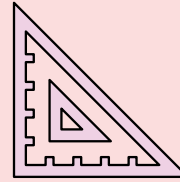


Attractive  
Period  
Building

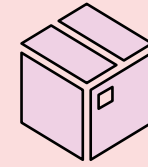
Roseneath  
- 2 -



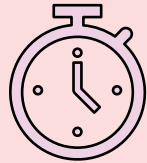
Centrally Located Office



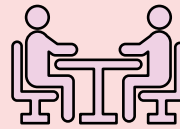
3,164 sq ft of Offices



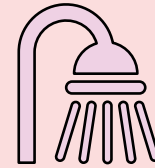
751 sq ft of Basement Storage



Attractive Period Building



Impressive Boardroom



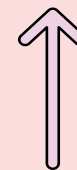
Shower Facilities



Original Period Features



15 Onsite Car Parking Spaces



Generous Ceiling Heights



Impressive  
Boardroom

# Situation

**Roseneath** 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

**Roseneath** comprises 3,164 sq ft of well-presented office accommodation plus 751 sq ft of storage.

Such accommodation is set within an attractive period building and is arranged over four levels (basement, ground, first and second).

It offers:

- › A reception
- › A mixture of open plan and cellular offices
- › An impressive board room
- › Meeting rooms
- › Basement vaults and storage rooms
- › Plenty of retained original features
- › Generous ceiling heights
- › Shower facilities
- › Kitchenettes

Level	Use	Area (sq m)	Area (sq ft)
Basement	Storage	70	751
Ground, 1 <sup>st</sup> & 2 <sup>nd</sup>	Office	294	3,164
Total		364	3,915

Externally, there are 15 onsite car parking spaces situated to the front of the property. Public car parking is also available nearby at the Odeon.

If required, additional office accommodation (4,131 sq ft) can be provided in **King's House**, the neighbouring building. For further details, contact Watts Property.



Mix of  
cellular &  
open plan  
offices





Well  
Presented  
Offices







Ample Staff Amenities



# Terms

- › **Roseneath** 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 £131,000 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 **King's House**, the neighbouring property
- › Each party is responsible for their own legal costs in relation to any transaction



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