



St Andrew's House

Le Bordage, St Peter Port, Guernsey



Computer generated image of refurbished reception area

3,584 sq ft of high quality
fitted offices





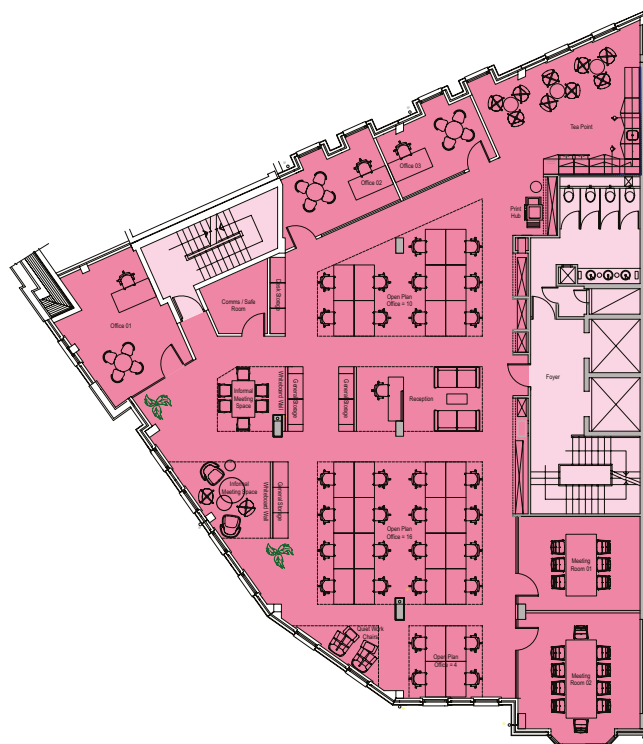
Description

The second floor of St Andrew's House provides 3,584 sq ft of high quality fitted office accommodation with 5 allocated car parking spaces within the building's secure underground car park.

The offices have undergone a significant refurbishment and now provide high quality fitted office accommodation which includes air-conditioned modern open plan office space with 2 x meetings rooms, 1 x private office and a new kitchenette / break out area.

Further fitout and furniture packages could be available subject to terms.

The entrance and common areas are also soon to undergo a comprehensive refurbishment to provide an enhanced contemporary amenity for all the occupiers.



Second floor

Floor	sq ft	sq m
Second	3,584	333
Total	3,584	333

** Furniture not included but landlord will consider providing subject to wider terms.*



Amenities



Raised access
flooring



Kitchenette &
breakout area



Meeting rooms



Private office



Communal
WCs



2 x Passenger
lift



LED
lighting



Air
conditioning



Suspended
ceiling



Carpet
flooring



Bicycle
parking

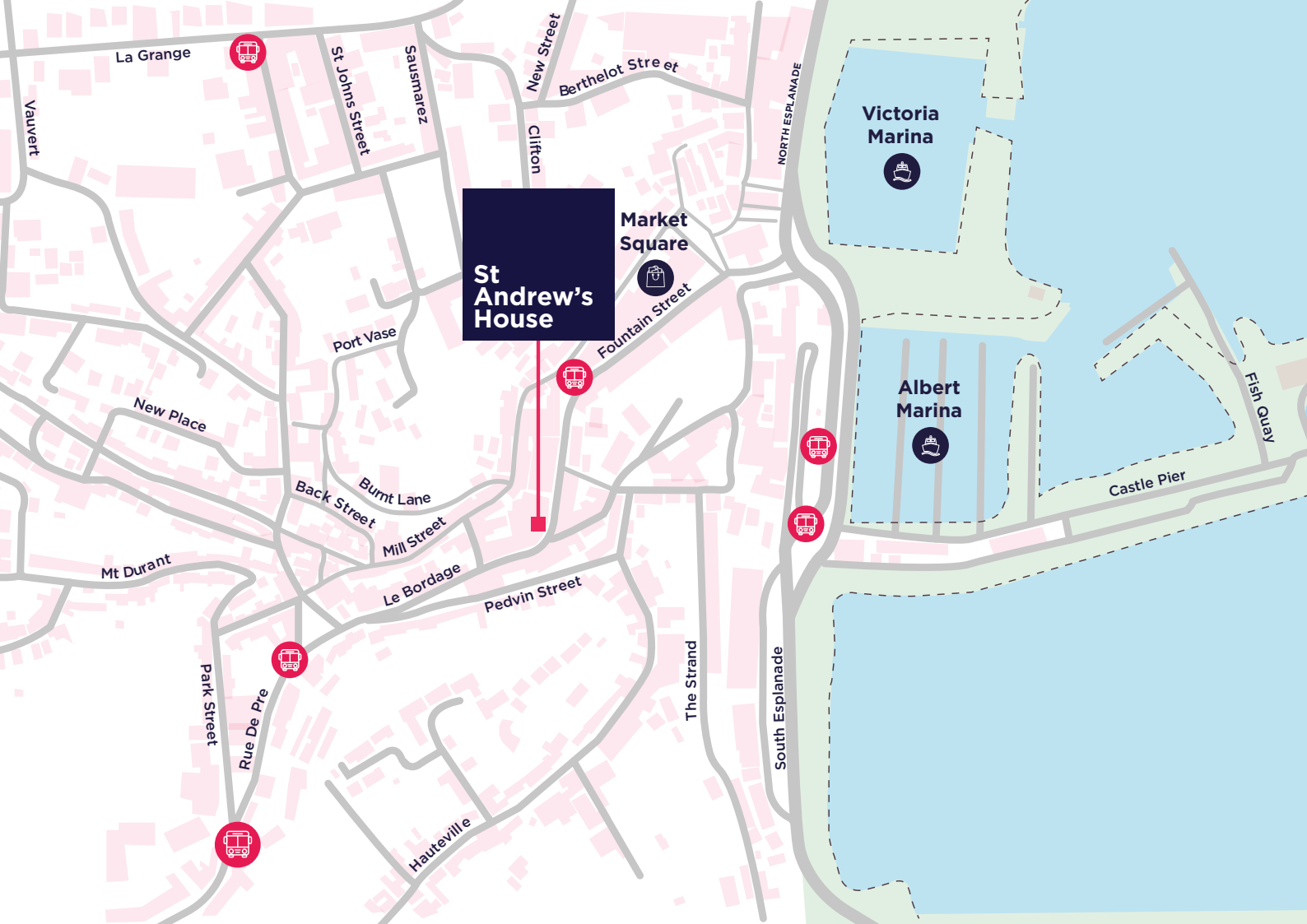


Shower
facilities



Computer generated image of refurbished reception area





Location

St Andrew's House is located on Le Bordage, one of the arterial routes linking St Peter Port with the south and south western parishes.

It forms part of an established office location and sits within walking distance of St Peter Port's High Street and the amenities it has to offer.

Destination	Walk
Market Square	3 mins
High Street	5 mins
Victoria Marina	8 mins
Sunken Gardens	10 mins
Guernsey Yacht Club	13 mins
La Vallette Bathing Pools	15 mins

Our commitment to our customers

Hargreaves, established over 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider South East. As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs
- Deliver a best-in-class property management service from our locally based offices in Rustington
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment
- For full details please visit: www.hargreaves.co.uk/about-us



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