

ST JAMES' PLACE

ST JAMES STREET | ST PETER PORT | GUERNSEY

High Profile Head Quarter Office Development
Available for pre-lets

SOLE AGENT

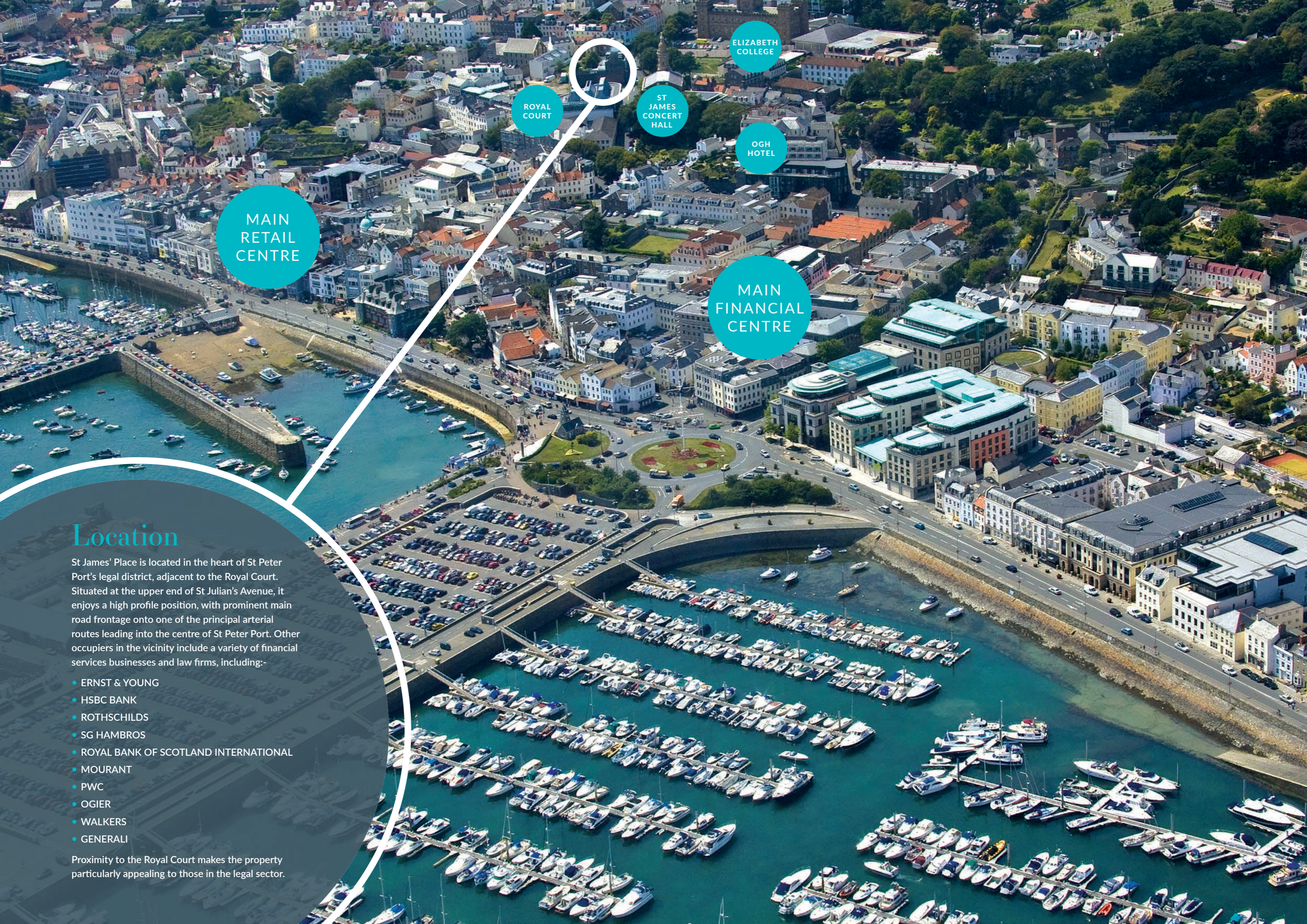




ST JAMES' PLACE

Key features:

- BRAND NEW HEAD QUARTER OFFICE DEVELOPMENT
- HIGH BUILD QUALITY WITH EXCELLENT NATURAL LIGHT
- CENTRAL LOCATION WITH PROMINENT MAIN ROAD FRONTAGE
- STUNNING SEA VIEWS FROM THE UPPER FLOORS
- 18,180 SQ FT + 19 SECURE ONSITE PARKING SPACES
- ONLY 4,284 SQ FT REMAINING
- BREEAM BENCHMARKED: VERY GOOD



ELIZABETH COLLEGE

ST JAMES CONCERT HALL

OGH HOTEL

ROYAL COURT

MAIN RETAIL CENTRE

MAIN FINANCIAL CENTRE

Location

St James' Place is located in the heart of St Peter Port's legal district, adjacent to the Royal Court. Situated at the upper end of St Julian's Avenue, it enjoys a high profile position, with prominent main road frontage onto one of the principal arterial routes leading into the centre of St Peter Port. Other occupiers in the vicinity include a variety of financial services businesses and law firms, including:-

- ERNST & YOUNG
- HSBC BANK
- ROTHSCHILDS
- SG HAMBROS
- ROYAL BANK OF SCOTLAND INTERNATIONAL
- MOURANT
- PWC
- OGIER
- WALKERS
- GENERALI

Proximity to the Royal Court makes the property particularly appealing to those in the legal sector.

Description

This Grade A head quarter style office development is the only new office development in the centre of St Peter Port coming to the market in the foreseeable future. Its iconic design has been developed to maximise both natural light and the efficiency of the floor plates, whilst delivering a statement building, fit for any business wishing to secure a strong presence in close proximity to the Law Courts and St Peter Port's main financial centre.

Sympathetically designed to enhance the harbour views to the south and east from the upper floors, the Developer, **comprop** BUILDING FOR THE FUTURE, is looking to continue its strong track record for delivering high-end office buildings across the Channel Islands. The scheme is now under construction and has only 4,284 sq ft remaining.

The completed specification will include the following:

- FLEXIBLE OPEN PLAN FLOOR PLATES
- RAISED ACCESS
- SUSPENDED CEILING
- LED LIGHTING
- ENERGY EFFICIENT VRV AIR CONDITIONING AND VENTILATION SYSTEMS
- LIFT ACCESS TO ALL FLOORS
- SMART WC AND SHOWER FACILITIES
- STATE OF THE ART ENTRANCE LOBBY
- SECURE UNDERGROUND PARKING FOR 19 CARS (WITH ELECTRIC CHARGING POINTS)
- SECURE BIKE AND MOTOR BIKE PARKING
- DECENNIAL INSURANCE & COLLATERAL WARRANTIES
- BREEAM BENCHMARKED: VERY GOOD

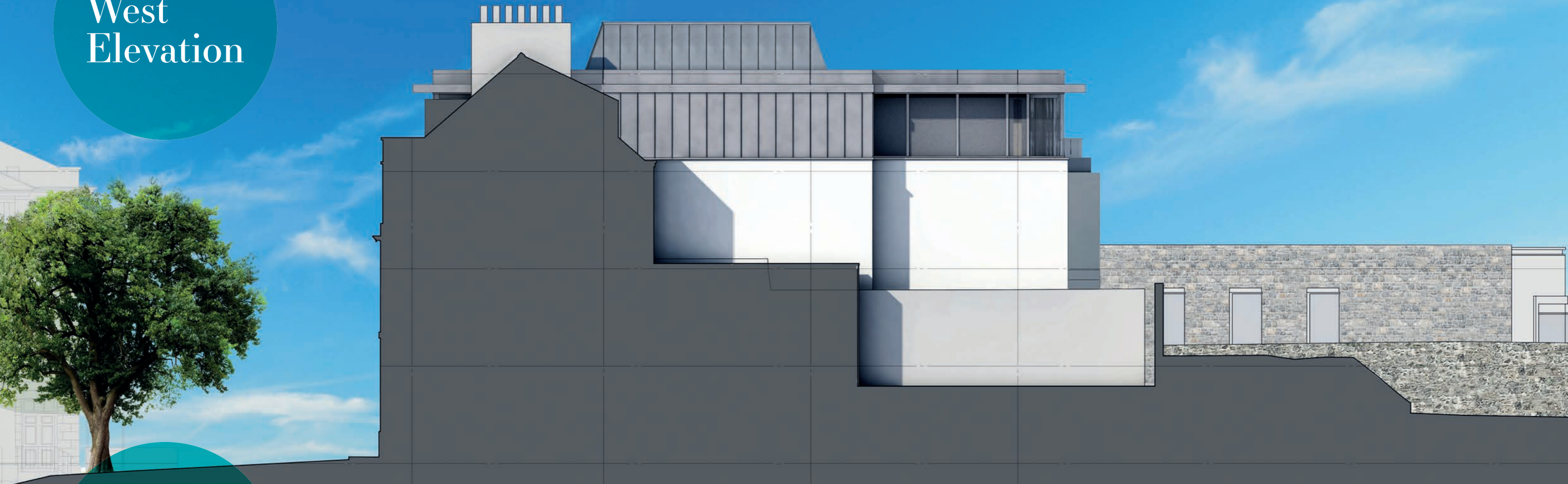
North Elevation



East Elevation



West
Elevation



South
Elevation



Guernsey

Guernsey forms part of the Channel Islands and is strategically positioned in the English Channel, approximately 75 miles south of Weymouth, England and 30 miles west of France's Normandy Coast. Guernsey is part of the Bailiwick of Guernsey which incorporates the islands of Guernsey, Alderney, Sark and Herm.

It is the second largest of the Channel Islands with an area of 24 square miles and a population of approximately 63,000 people. St Peter Port, located on the eastern coast, is the island's capital and commercial centre.

Guernsey is regarded as one of the world's premier off-shore centres and is politically and economically robust. It has a Standard & Poor's credit rating of AA- and an estimated GDP of £3.05 billion, which is 2% higher than the estimate for 2016.

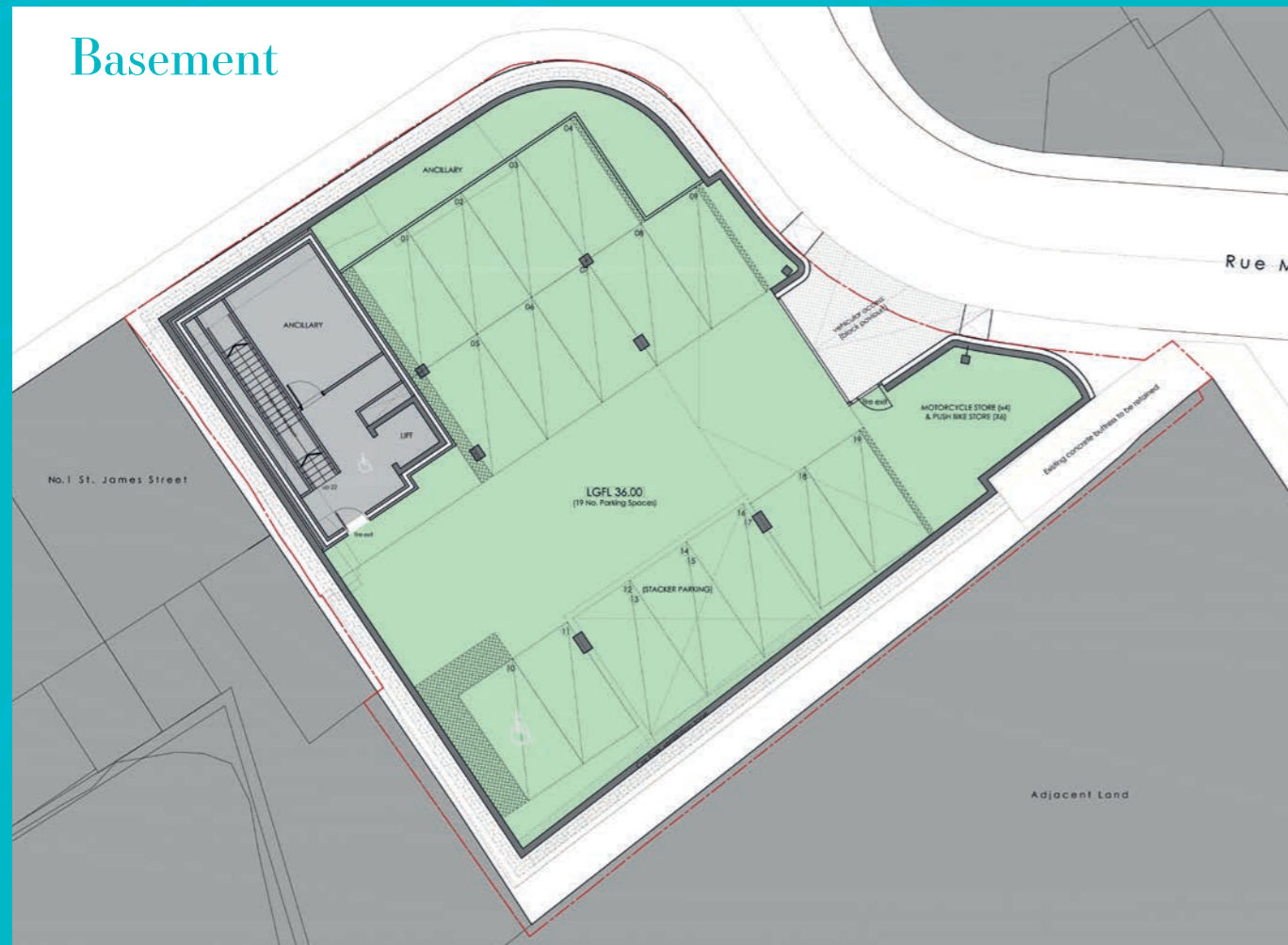
The island is a self-governing dependent territory of the British Crown. It is not represented in the UK Parliament but has its own democratically elected parliament called the States of Deliberation.

There are no political parties in Guernsey. As Guernsey is not a part of the EU and does not benefit from the UK's membership (except for the provisions of Protocol 3 concerning trade in goods), Brexit will have no direct impact on Guernsey's financial service industries and a limited impact on trade in goods.

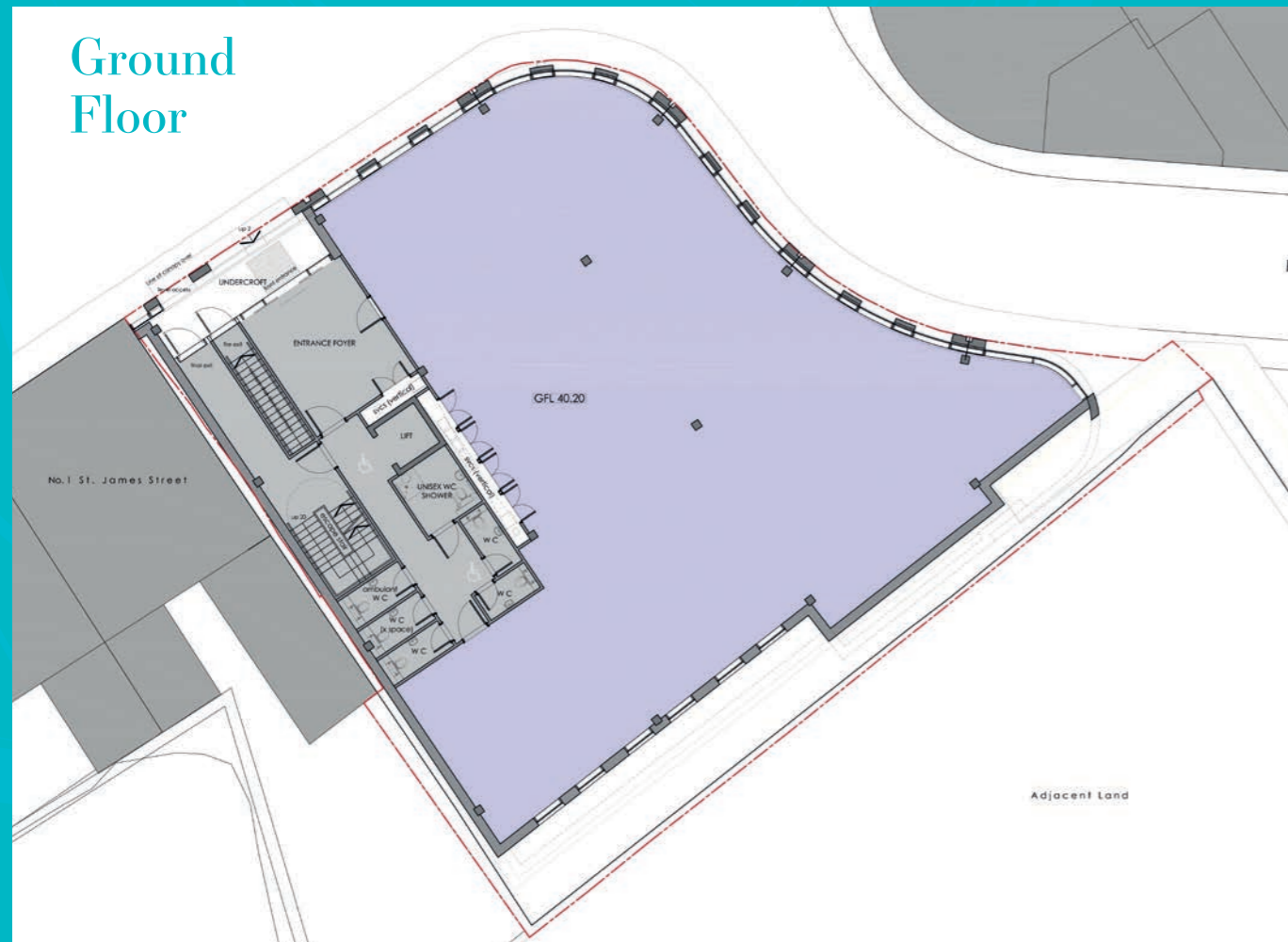
Indicative view
East from Fourth
Floor Balcony



Basement



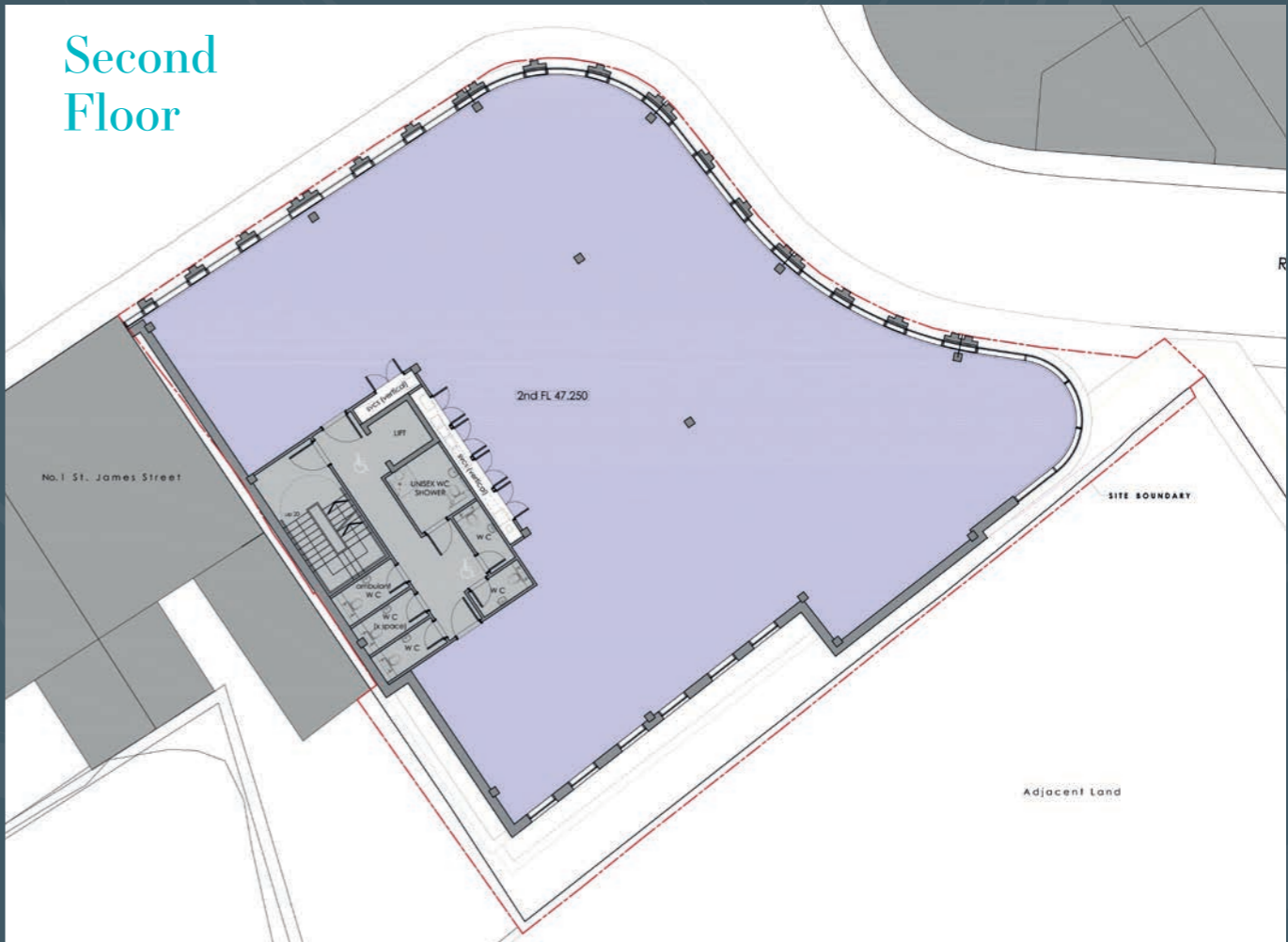
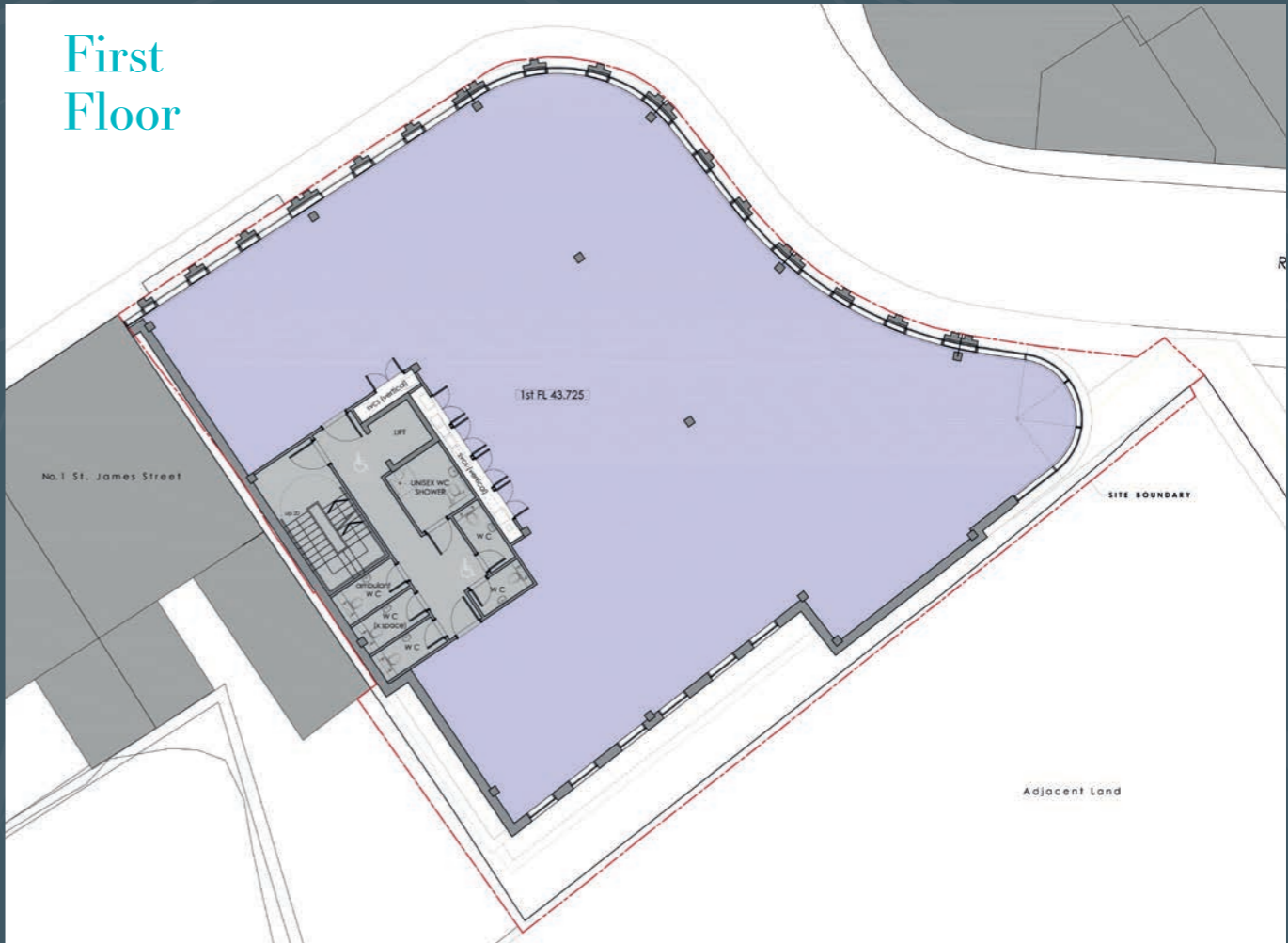
Ground Floor



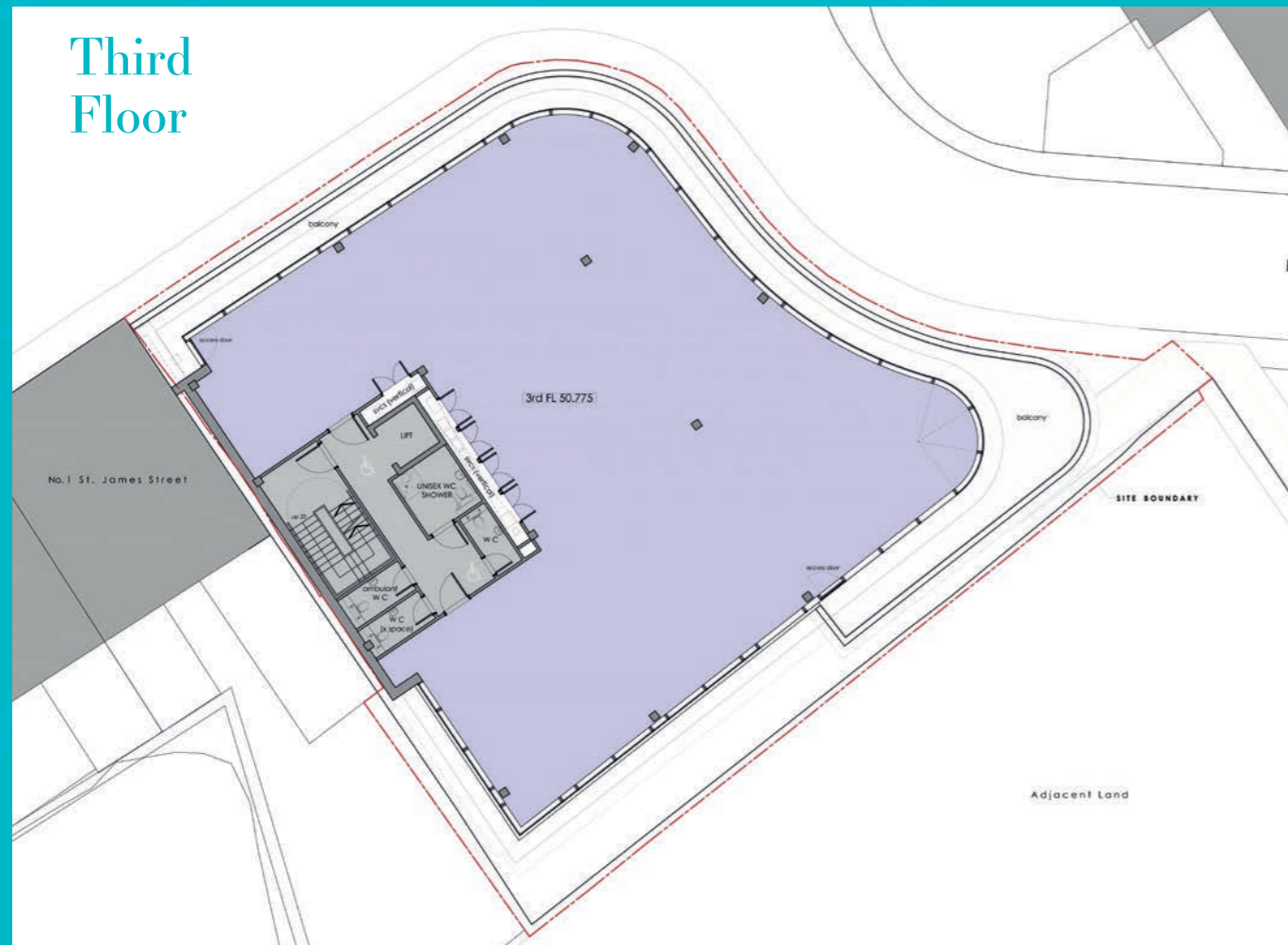
View from
La Rue
Marguerite



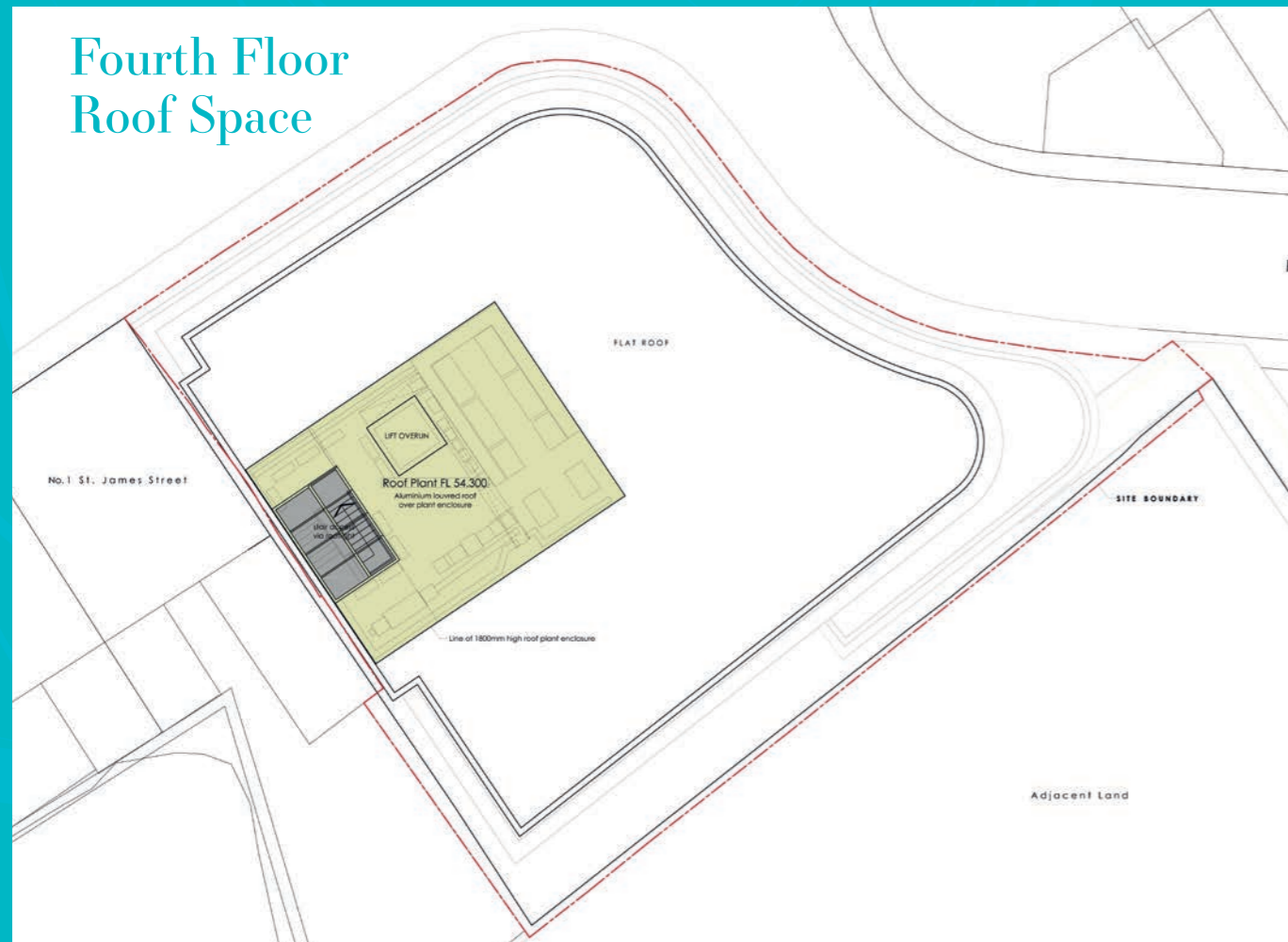
View from
Court
Entrance



Third Floor



Fourth Floor Roof Space



View from
St James



Accommodation

The total accommodation comprises the following net internal areas:-

Floor	Area (Sq Ft)	Status
Ground	4,284	AVAILABLE
Part First	2,121	LET
Part First	2,787	LET
Second	4,908	LET
Third	4,080	LET
Total	18,180	

Parking

In addition to the above, there are 19 secure onsite parking spaces. These include nine clear spaces, six fully accessible stacker spaces and four blocked spaces. Secure parking for bicycles and motorbikes is also provided. In addition there will be a number of charging points for electric cars.

Five parking spaces are allocated to the available space.

Terms

We are seeking full repairing and insuring terms further details of which are available upon request.

Those able to make an early commitment may have the opportunity for their fitout to be undertaken and part of the Landlord's Works.

Timing

The scheme is currently under construction with a proposed completion date of Q2 2022.

Legals

All terms are subject to contract.

Each party shall bear their own legal costs in connection with this transaction.



FURTHER INFORMATION

For further information please contact the
Lessor's Agent:-

Joanna Watts MRICS

T: 01481 740071

M: 07781 130 686

E: jo.watts@watts.property

Wing Lai MRICS

T: 01481 740071

M: 07781 412 578

E: wing.lai@watts.property



CHARTERED COMMERCIAL PROPERTY SURVEYORS

SALES | LETTINGS | VALUATIONS | RENT REVIEWS | PROPERTY MANAGEMENT



BUILDING FOR THE FUTURE

Every care is taken in the preparation of these particulars, however Watts Property Consultants Ltd nor its agents nor the lessor are responsible for any errors, omissions or mis-statements contained within them. They do not constitute an offer or contract and no employee of Watts Property Consultants Ltd has the authority to make or give any representation, or warranty in relation to this property. Prospective lessees should conduct their own investigations before making any agreement to lease this property. Measurements are given for guidance purposes only and are approximate.