

Arnold House

TO LET
St Julian's Avenue
St Peter Port
Guernsey

Anticipated BREEAM "excellent"

5,964 SQ FT	5,188 SQ FT	11,152 SQ FT
SECOND FLOOR	THIRD FLOOR	WHOLE

FULLY REFURBISHED GRADE A OFFICES
INDICATIVE BREEAM RATING : 'EXCELLENT'
A first for Guernsey...



Key Features



Indicative: "Excellent"



LED lighting



Air conditioning
& mechanical ventilation



Raised access floors



Fully refurbished



4 onsite spaces plus
further spaces nearby



50 Cycle
storage spaces



Grade A specification



Showers



Locker facilities



Reception feature wall



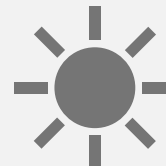
Passenger lift



100% prime location



24/7 Access



Excellent natural light



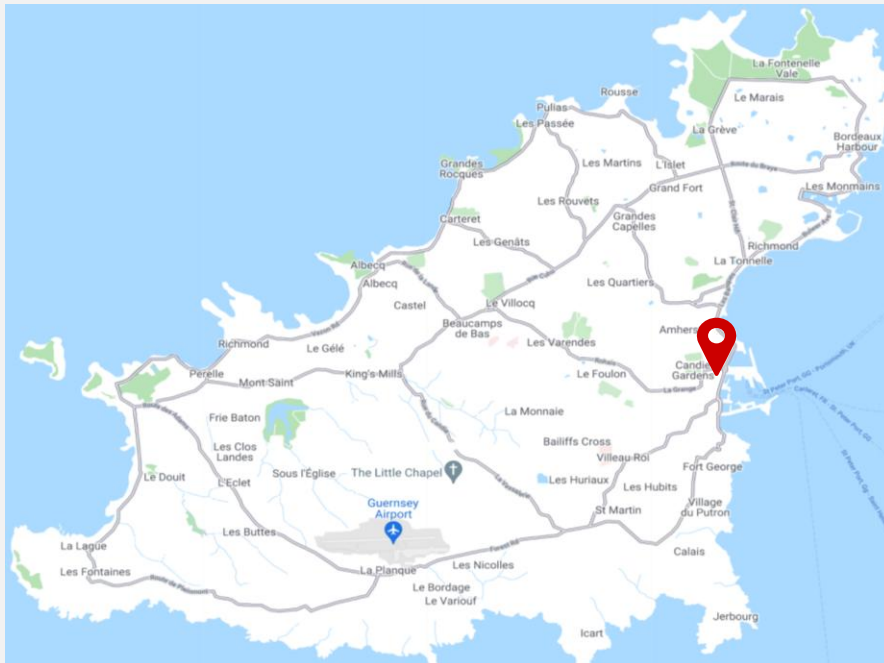
Open plan floor plates

The hub of the finance district

Arnold House occupies a prominent prime position on the southern side of St Julian's Avenue, in St Peter Port's town centre.

It therefore sits in the heart of Guernsey's financial centre and is a short walk from the High Street and public car parks at North Beach and Salerie Corner.

Other occupiers in the vicinity include EY, PWC, Deloitte, RBSI, Terra Firma, Mourant, Ogier, BNP Paribas, Rothschilds, SG Kleinwort Hambros and HSBC.



Destination	Distance (km)	Time (minutes walk)
Taxi Rank	0.16	1
Old Government House Hotel	0.23	3
Saint Peter Port Harbour	0.26	3
High Street	0.35	4
North Beach Public Car Park	0.50	5
Main Bus Terminus	0.70	6
Admiral Park	1.5	5 (car)
Guernsey Airport	6.3	13 (car)

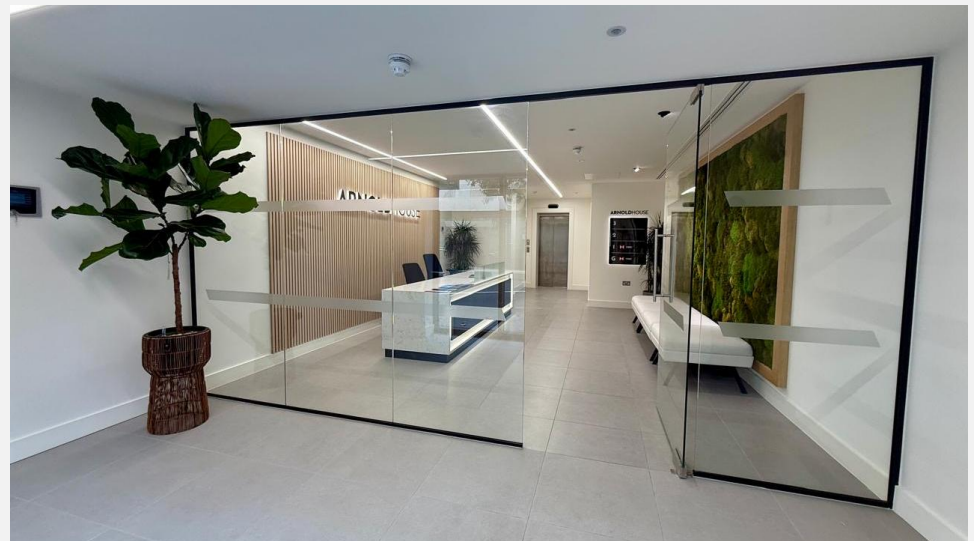
High quality refurbished offices

Currently undergoing full refurbishment, Arnold House will be comprehensively upgraded and modernised to provide cutting edge offices. When completed, the office accommodation will offer:

- ▶ Raised access flooring
- ▶ LED lighting
- ▶ Air conditioning
- ▶ Mechanical ventilation
- ▶ Carpet flooring
- ▶ Shower facilities
- ▶ WCs

Serving the offices will be an impressive shared entrance lobby with reception, featuring a large green wall, slat wall panelling and feature lighting. The property will also benefit from:

- ▶ Upgraded stair lobbies
- ▶ Secure parking for 50 bikes
- ▶ New roof coverings throughout
- ▶ New glazed feature façade
- ▶ Window blinds
- ▶ External decoration
- ▶ Overhauled windows and doors
- ▶ Four onsite parking spaces plus additional spaces nearby





Market Leading...

“Comprehensively refurbished and upgraded to provide high quality contemporary open-plan office space.”



Market Leading...

Generous provision of fully refurbished wcs, including showers, locker storage and accessible facilities.





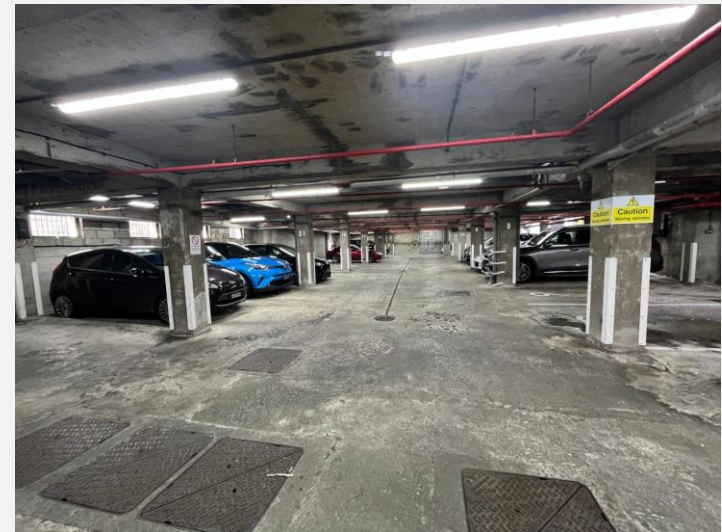
Workspace

Level	Use	Area (sq m)	Area (sq ft)
Second Floor	Office	514	5,533
Second Floor	Meeting Room	40	431
Sub Total		554	5,964
Third Floor	Office	482	5,188
Total		1,036	11,152

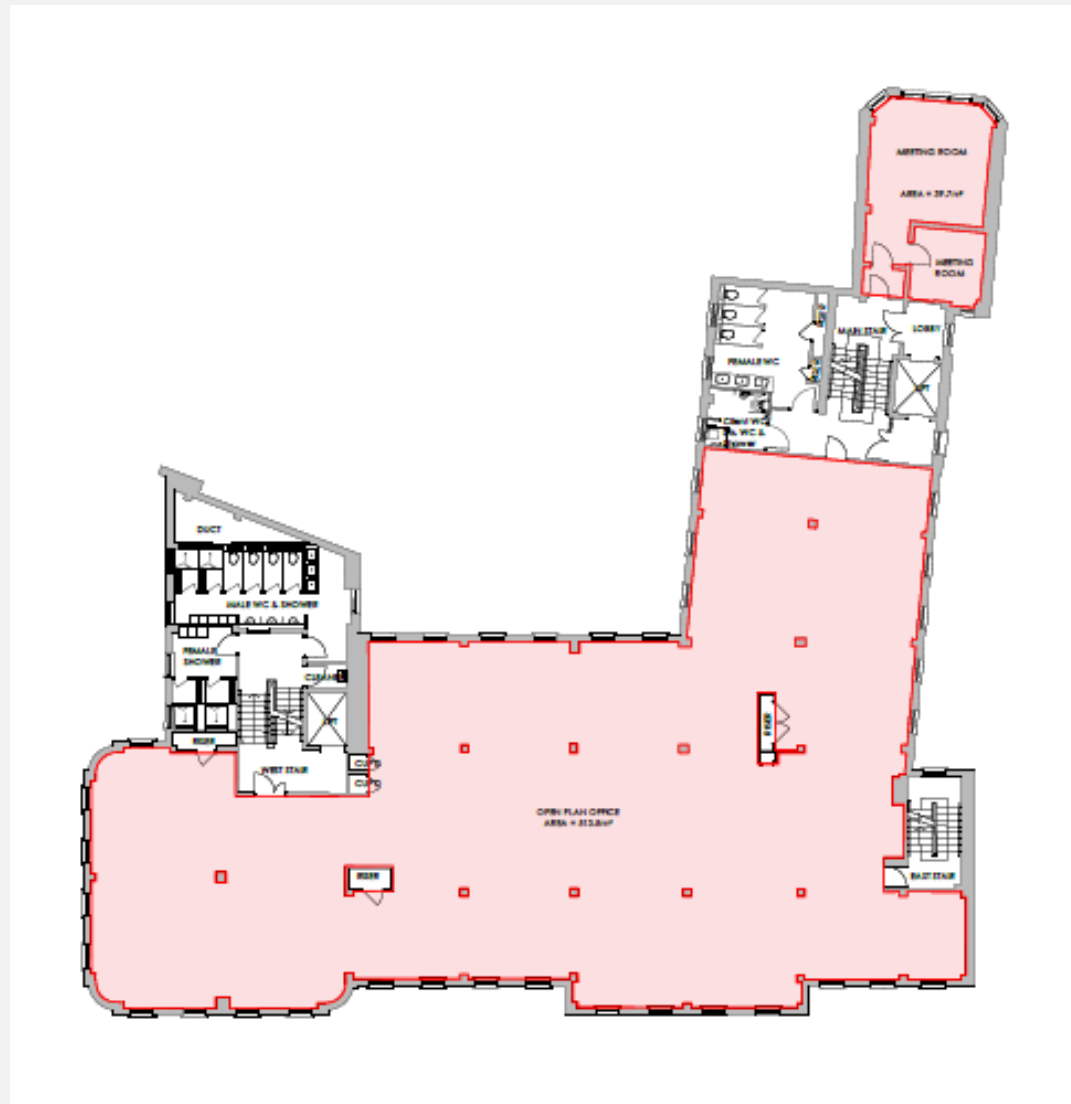
Car & bicycle parking

Description	Type	No. of spaces
Car parking* (Second Floor)	Internal – clear spaces	2
Car parking* (Third Floor)	Internal – clear spaces	2
Bicycle parking	Internal	50
Total		4 cars / 50 bicycles

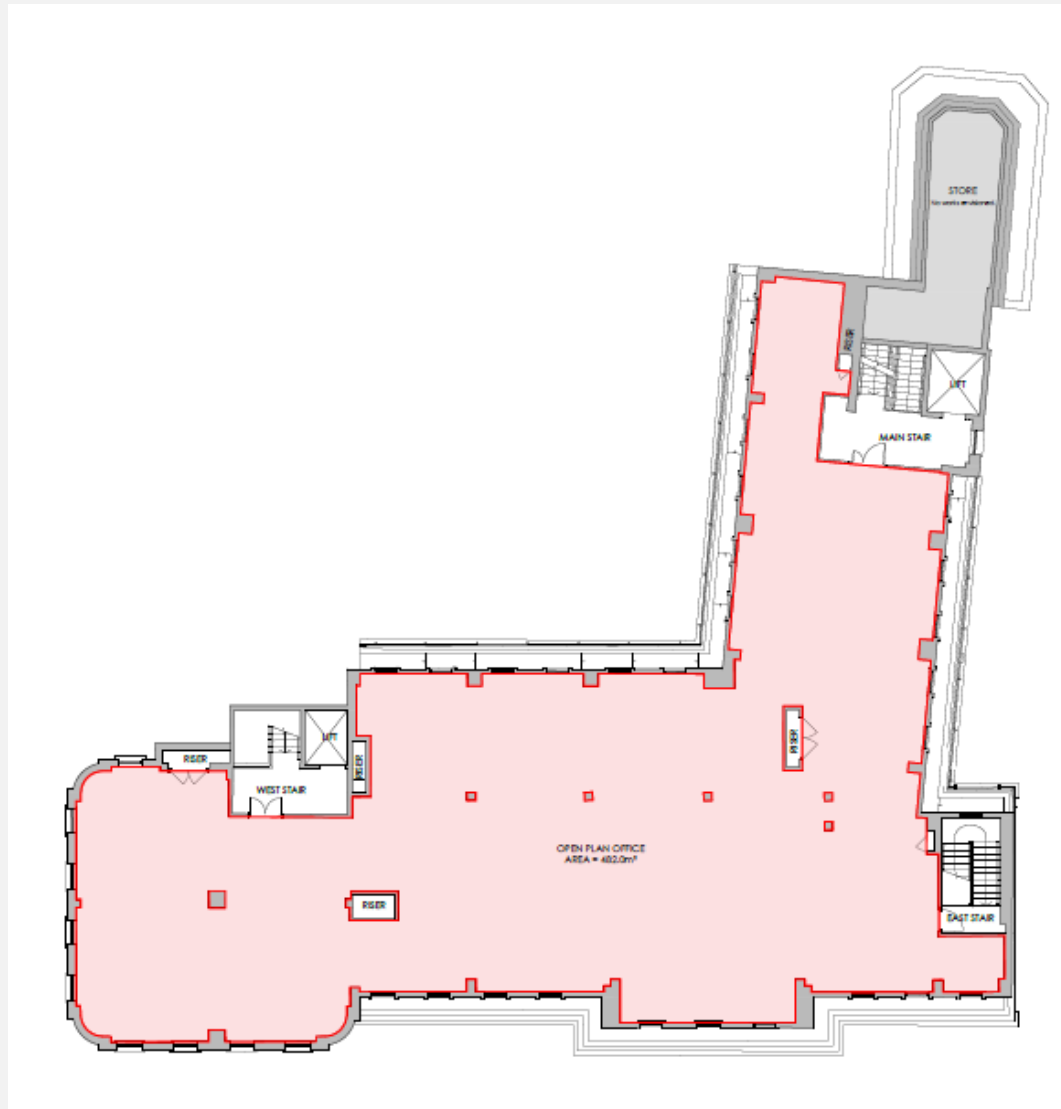
*Additional parking is also available closeby.



Second Floor



Third Floor



Terms

- ▶ The property is available on a per floor basis by way of new effective full repairing and insuring leases for a term and rent to be agreed.
- ▶ Tenants will be responsible for paying a service charge, Tax on Real Property, parish rates, building insurance and utilities.
- ▶ Each party is responsible for their own legal costs in relation to any transaction.
- ▶ Further details are available upon request.

Availability

The anticipated renovation works are due to complete -

Third Floor: Q2 2025

Second Floor: Q3 2025

Common
Parts/Externals Q3 2025





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