

# Cambridge House

Le Truchot, St Peter Port, Guernsey

## Second Floor



Total Space  
**6,243 Sq Ft**

Location  
**Central**

Condition  
**Newly Refurbished**

Car Parking  
**11 On Site Spaces**

Views  
**Sea Views**

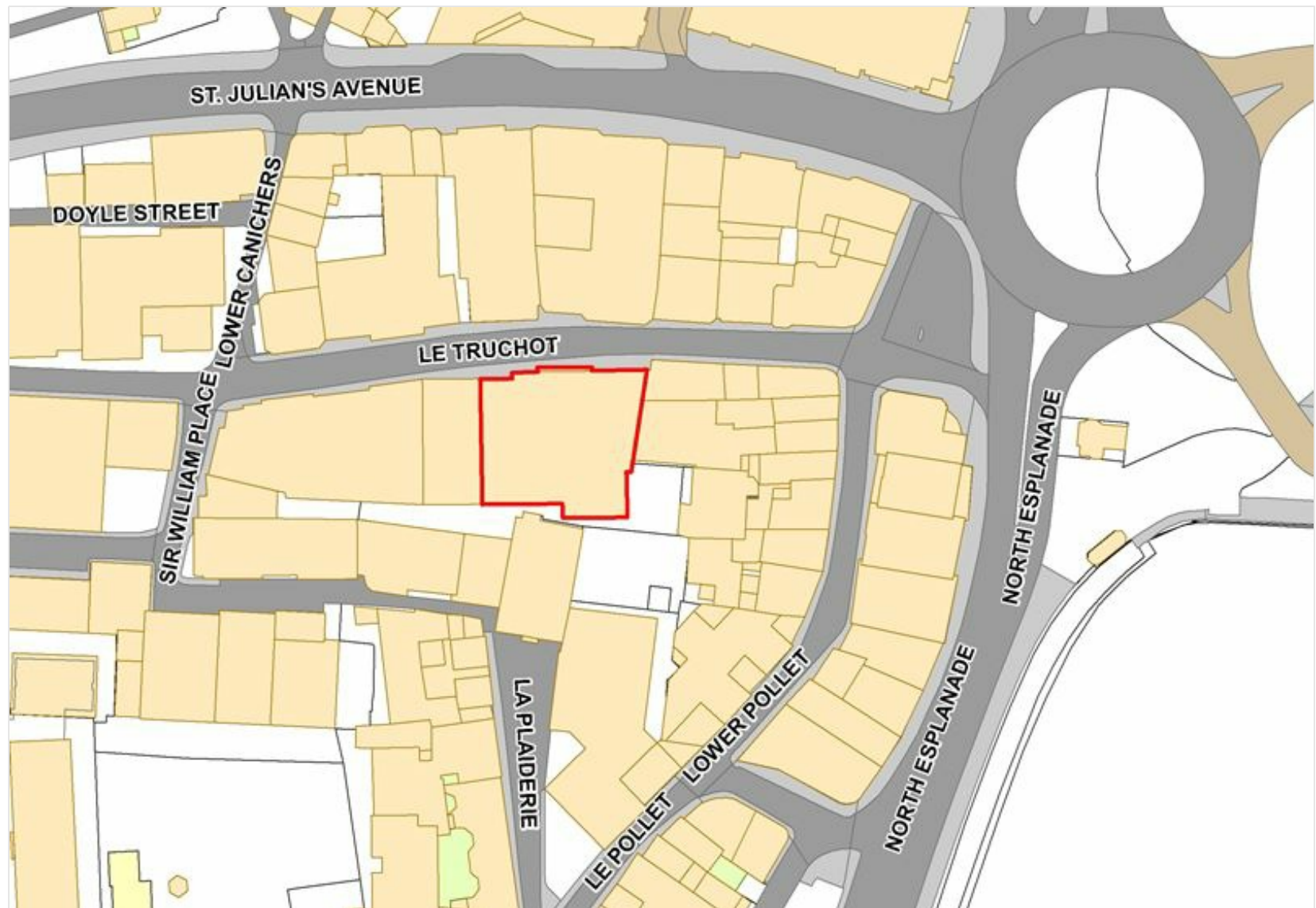
Rent  
**Upon Application**

Cambridge House is situated in the heart of Guernsey's financial district. The available premises is located on the second floor of the building and has recently undergone full refurbishment to a high specification.

## LOCATION

Cambridge House is located in Le Truchot, a popular location in the heart of St Peter Port's financial district, in close proximity to the North Beach Public Car Park and the central retail area.

Other occupiers in the vicinity include Barclays Bank, Mourant, Ogier, Lloyds TSB and PraxisIFM.



## DESCRIPTION

The available premises is located on the second floor of the building and has recently undergone full refurbishment to a high specification. It therefore provides large open plan offices, completed to a CAT A specification. It also comes with secure on-site parking for 11 vehicles.

The premises offers:-

- ▣ new ceiling grids with LG7 lighting
- ▣ new air conditioning
- ▣ raised access flooring
- ▣ refurbished entrance lobby
- ▣ on site shower facilities
- ▣ newly refurbished WC facilities
- ▣ two new passenger lifts serving each floor

## ACCOMODATION

The premises provides 6,243 sq ft of flexible, open plan office accommodation together with onsite car parking for 11 vehicles.

## TENURE

Leasehold. The premises are available by way of a new lease direct with the landlord.

## RENT

The rent for the premises is available upon application.

## AVAILABILITY

The property is available to rent immediately.

## LEGAL

All terms are subject to contract.  
Each party is to bear their own legal costs.

Floor Plan







## Our Services

Watts Property Consultants are able to offer the full range of commercial property services to meet clients' requirements.



### Building Consultancy

Our Building Consultancy Team offers a broad range of building surveying services, including project management, defect analysis, dilapidations and interior fit outs on all property types.

### Lease Consultancy

Our Lease Consultancy Department includes an expert team to deal with all manner of landlord and tenant matters.

FURTHER  
INFORMATION  
& VIEWING

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