

# Royal Chambers

St Julian's Avenue, St Peter Port, Guernsey

## Prime Offices



Total Space  
**3,632 Sq Ft**

Parking  
**Two Spaces**

Specification  
**Fully fitted**

Incentives  
**Generous**

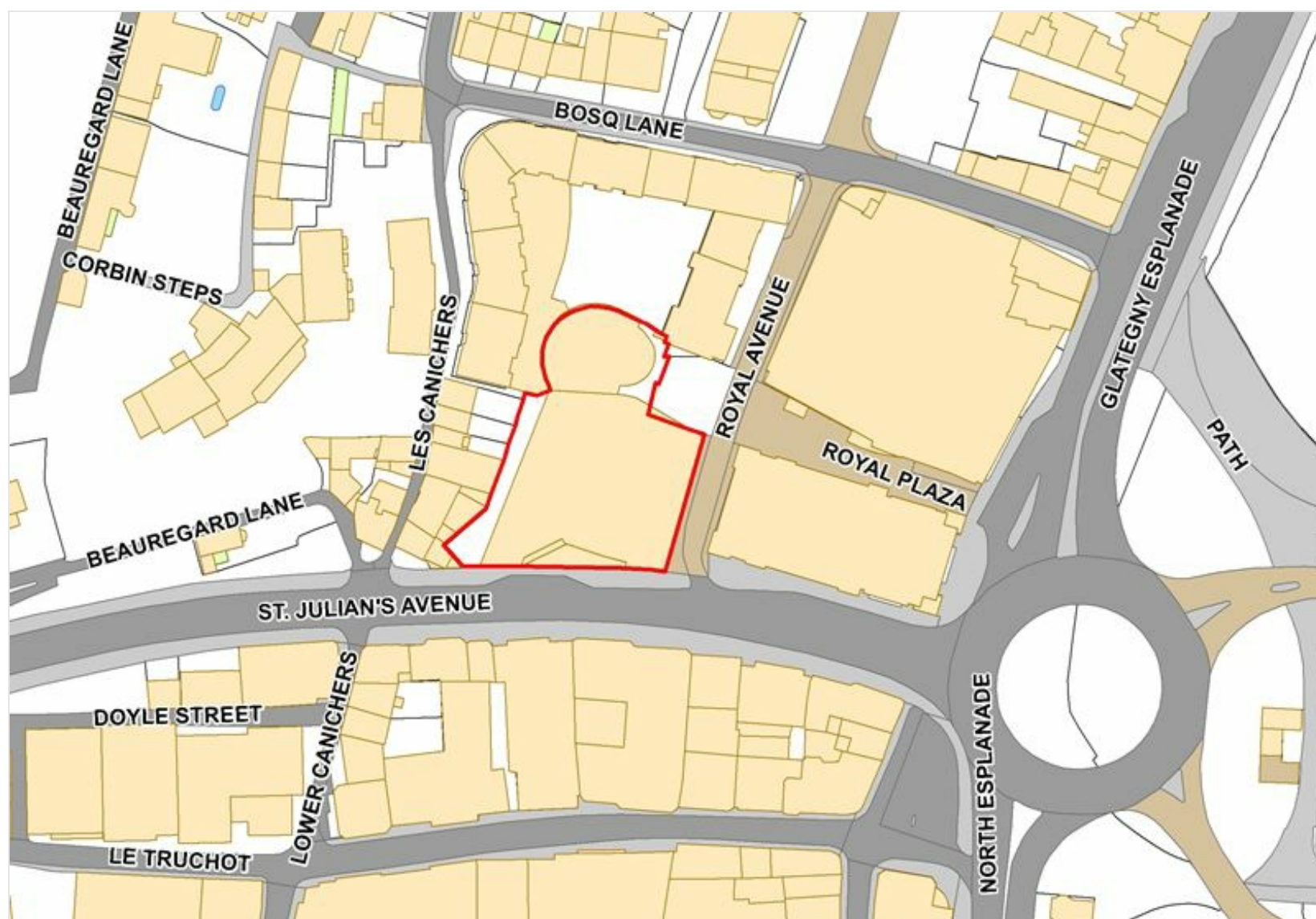
Availability  
**Immediately**

Rent  
**Upon application**

Royal Chambers occupies a prime location on St Julian's Avenue, in the heart of Guernsey's business district. The available premises is located on the first floor of the building and provides modern, open plan accommodation.

## LOCATION

Royal Chambers occupies a prime location on St Julian's Avenue, in the heart of Guernsey's business district. It is therefore a short walk from the High Street and the public car parks of North Beach and Salarie Corner. Other occupiers in the area include Ernst & Young, Butterfield Bank, Deloitte, Terra Firma, Elysium Fund Management, Apex, BNP Paribas, Rothschild, Kleinwort Hambros, Royal Bank of Scotland, PwC, Cazenove and HSBC.



## DESCRIPTION

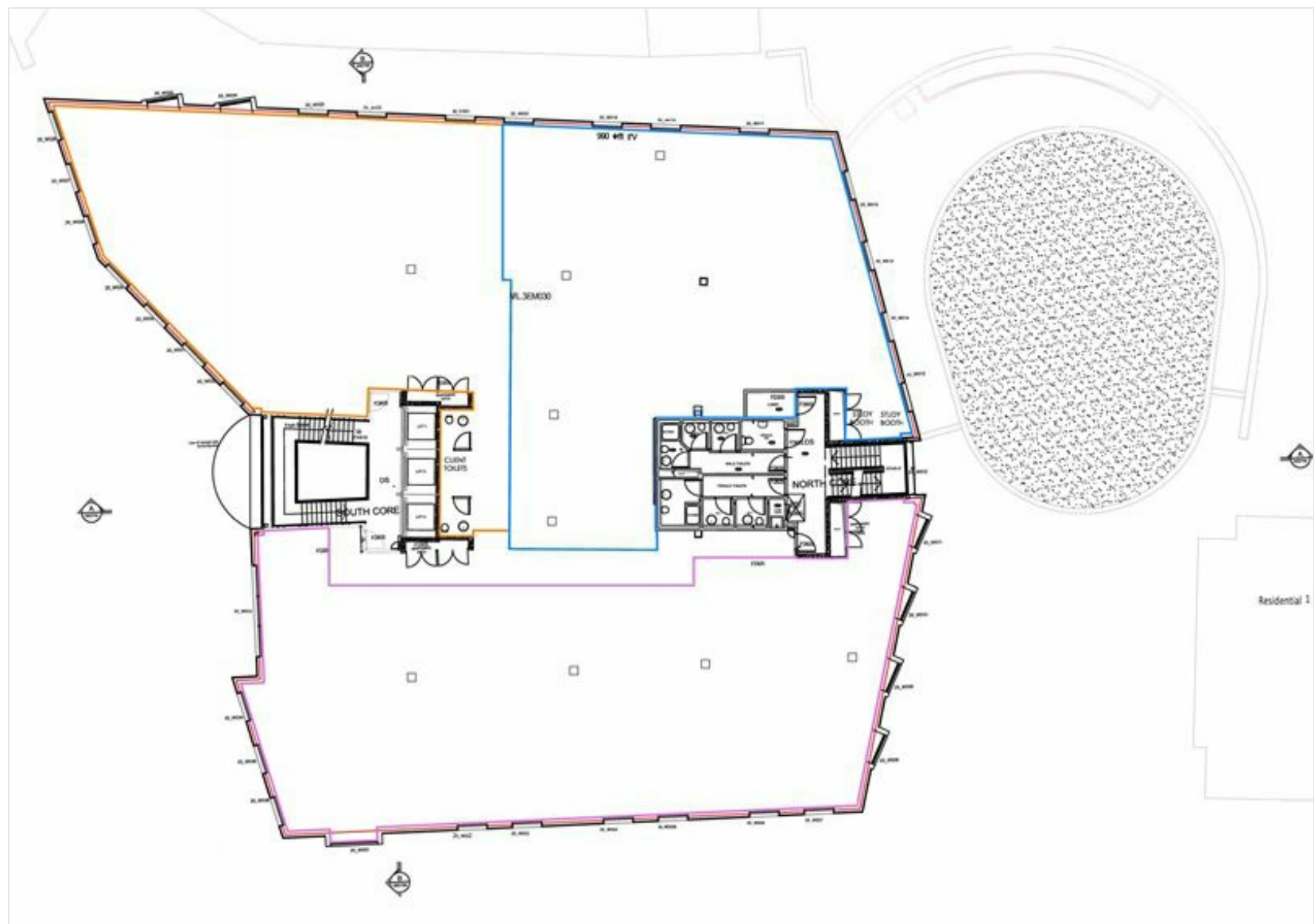
Royal Chambers is a prime, multi-let, office building offering a prestigious address in the centre of St Peter Port. It has been completed to the high specification and offers a "Very Good" BREEAM rating. Externally, the building is finished with exposed polish granite, German Jura limestone cladding, patinated copper roofs and a five storey glass atrium. It also has the benefit of an onsite generator serving the whole building, three high speed passenger lifts and a sophisticated security and access control system.

The available premises is located on the first floor of the building and provides modern, open plan accommodation, suspended ceilings with recessed office lighting, air-conditioning, modular raised access floors and power and data points.

## ACCOMMODATION

The premises provides approximately 3,632 sq ft which is offered as a single suite.

The premises also has the benefit of two onsite car parking spaces. Subject to availability, additional onsite car parking spaces may also be available.



## TENURE

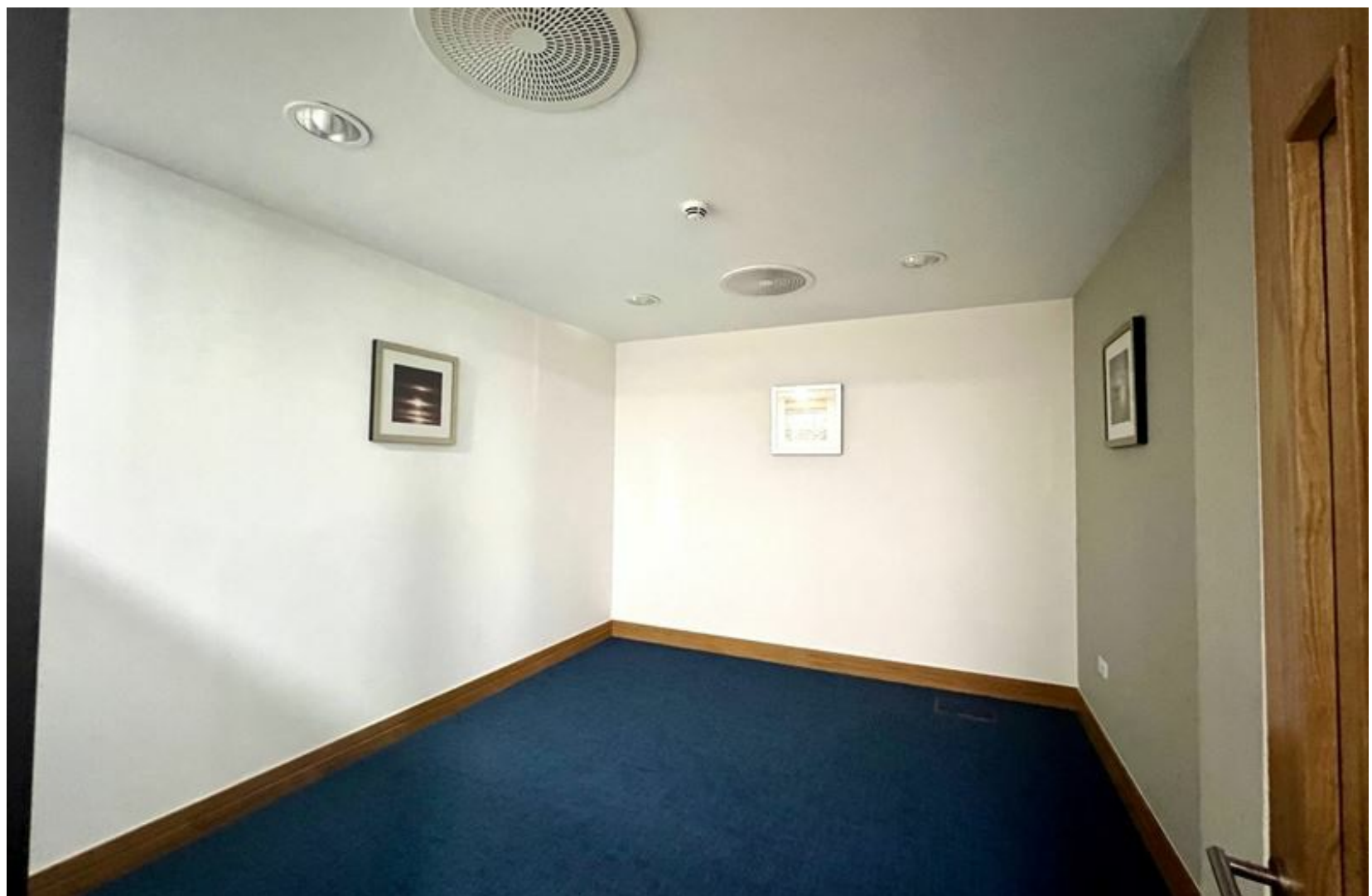
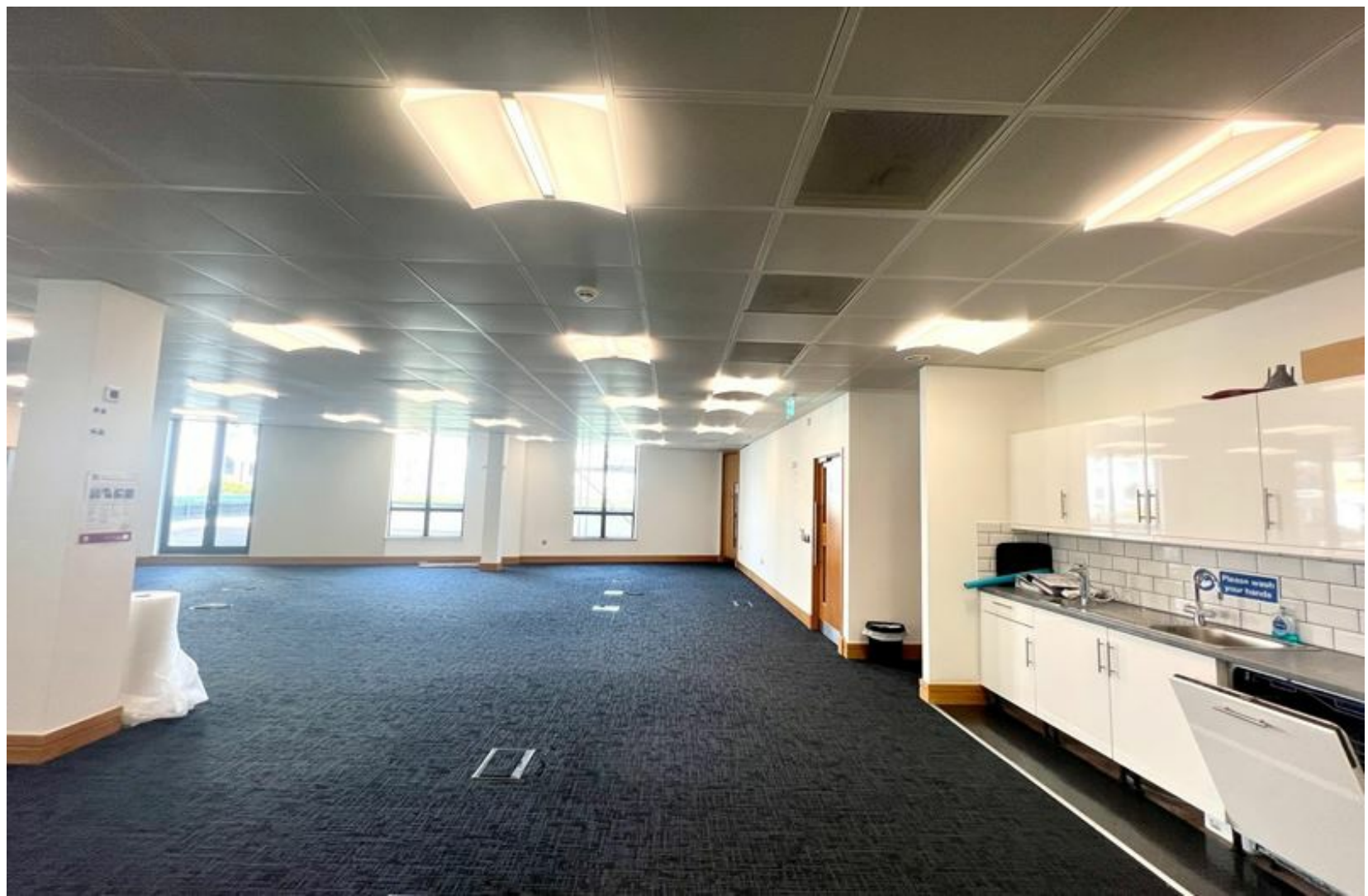
Sub Lease. The accommodation is available by way of a new sublease with the head tenant which has a break on 30 June 2027. If a tenant requires longer, an extended lease can be discussed directly with the Landlord.

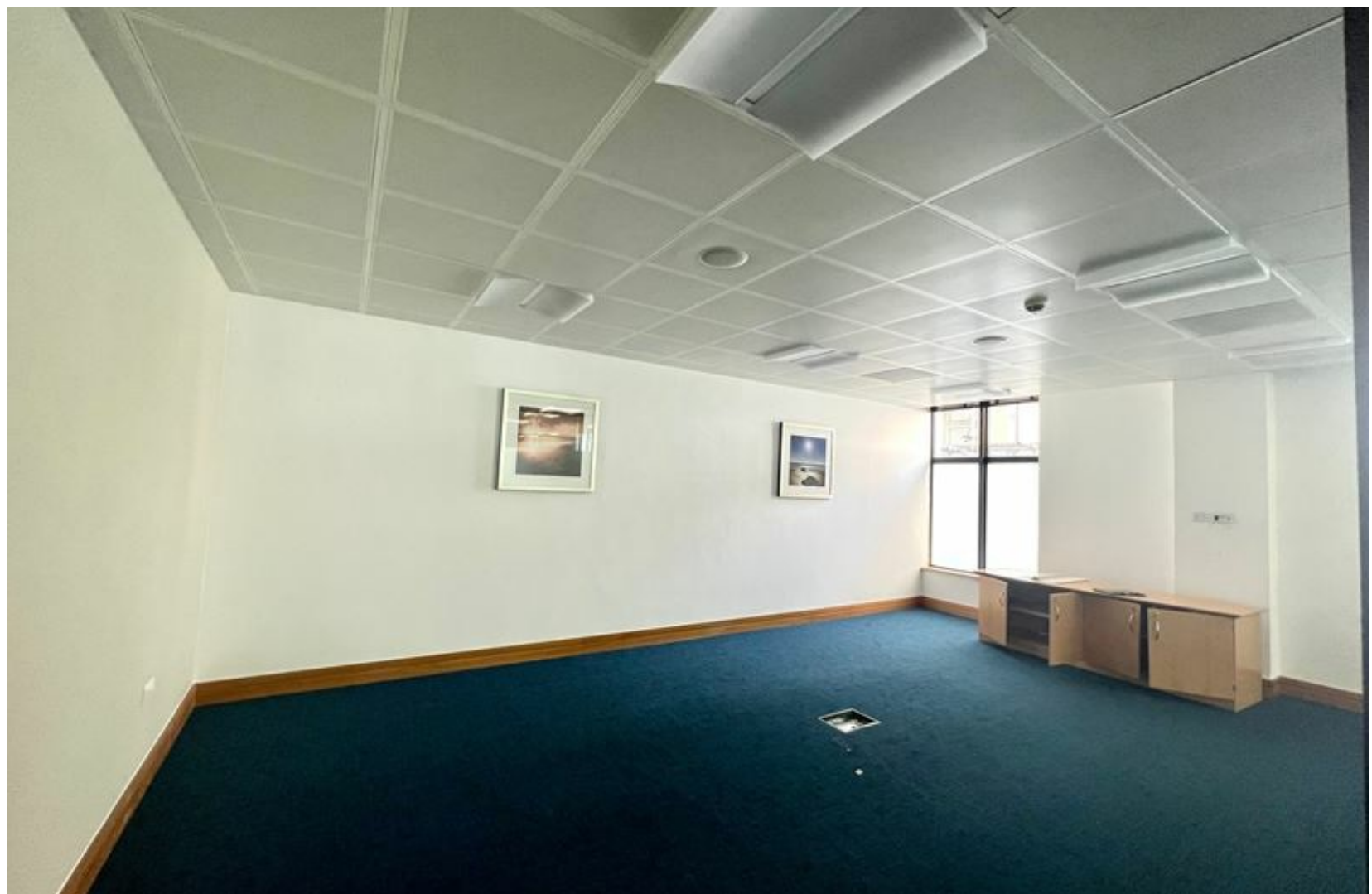
## RENT

The rent for the premises is available upon application. In addition to the rent, the tenant is responsible for contributing towards the service charge for the building and the usual occupational costs such as tax on real property, parochial rates and building insurance.

## LEGALS

All terms are subject to contract.  
Each party shall bear their own legal costs in connection with this transaction.





## 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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