

St Andrew's House

Le Bordage, St Peter Port, Guernsey

Second Floor

Options for 1,600 sq ft +



Total Space
3,444 Sq Ft

Eastern Suite
1,629 sq ft

Western Suite
1,815 sq ft

Parking
Two per Suite

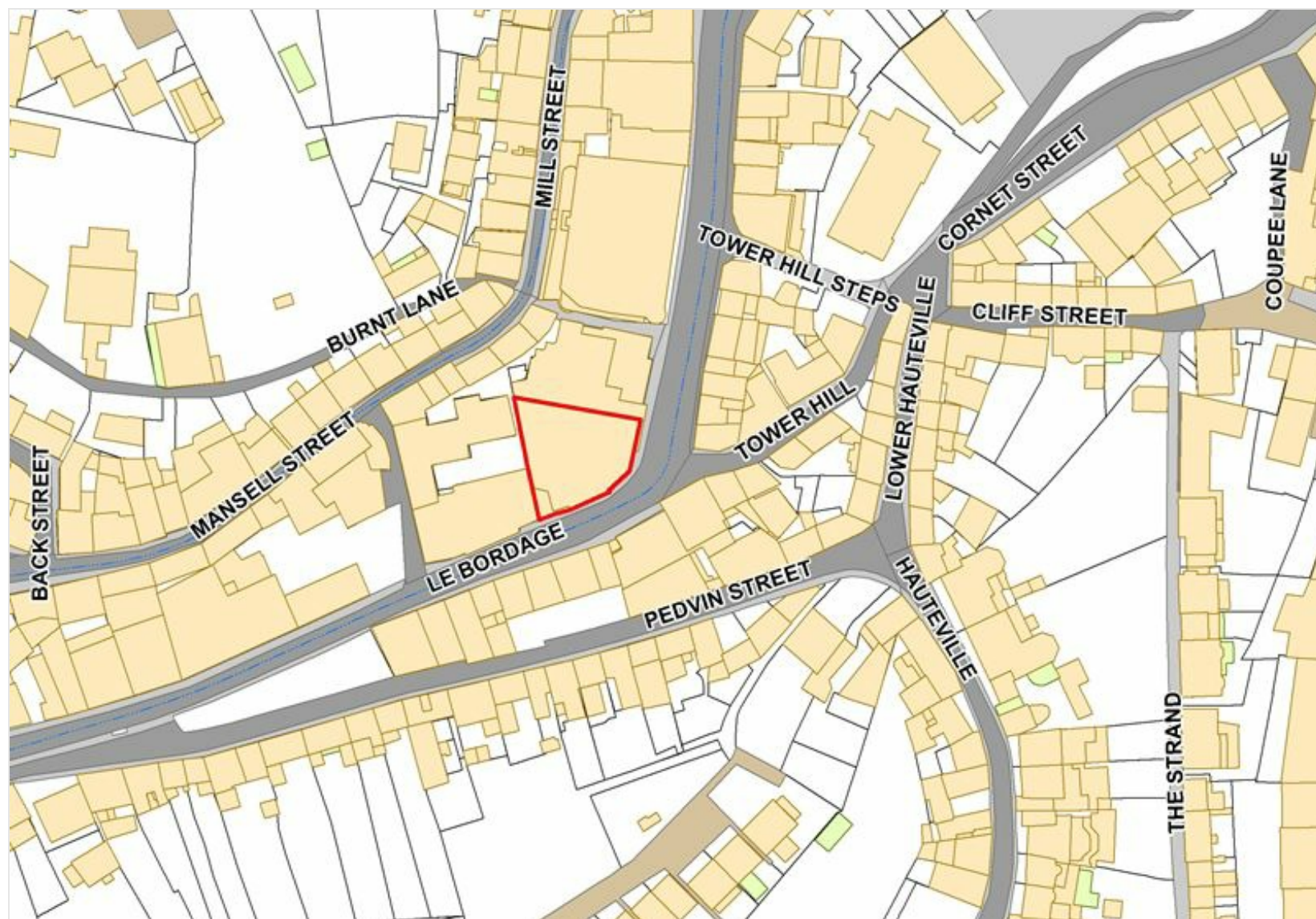
Configuration
Open Plan

Condition
Refurbished

Situated on Le Bordage, one of the main vehicular routes linking St Peter Port with the south and south western parishes. The property has been newly refurbished to a high specification to provide open plan office accommodation with single floor plates.

LOCATION

St Andrew's House is situated on Le Bordage, one of the main vehicular routes linking St Peter Port with the south and south western parishes. Given its proximity to the centre of St Peter Port, the area is an established office location attracting occupiers such as the States of Guernsey, Imperium Trust Company, Louvre Group, Skipton International, Guernsey Finance and BDO Limited.



DESCRIPTION

The property has been newly refurbished to a high specification to provide open plan office accommodation with single floor plates. The available accommodation is on the second floor and is approximately 3,584 sq ft* in total. It also comes with secure on-site underground parking for four cars. As well as excellent levels of natural light and a smart common reception lobby. The suite offers:

- Brand new M&E
- New ceiling grids with LED lighting
- Raised access flooring
- Floor by floor controls
- Shower facilities
- New comfort heating and cooling system throughout
- Two passenger lifts serving each floor
- Newly refurbished WCs on each floor

ACCOMMODATION

The second floor provides flexible, open plan office accommodation totalling approximately 3,584 sq ft, together with 4 parking spaces. There are also options for splitting the premises to provide floor plates of 1,629 sq ft and 1,815 sq ft, so it can be let as a whole or in part.

*The total space of 3,444 sq ft outlined above denotes the combined floor area for both suites and therefore excludes the lobby.

Floor Plan



AVAILABILITY

The property is available Immediately.

TENURE

The property is available on a leasehold basis by way of a new lease directly with the landlord.

RENT

The premises are being offered at £29.50 per sq ft plus £2,750 per space for the car parking.

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.



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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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