

St Martin's House

Le Bordage, St Peter Port, Guernsey

Second Floor



Total Space
2,875 Sq Ft

Parking
Five Spaces

Available
Immediately

Condition
Fully Fitted

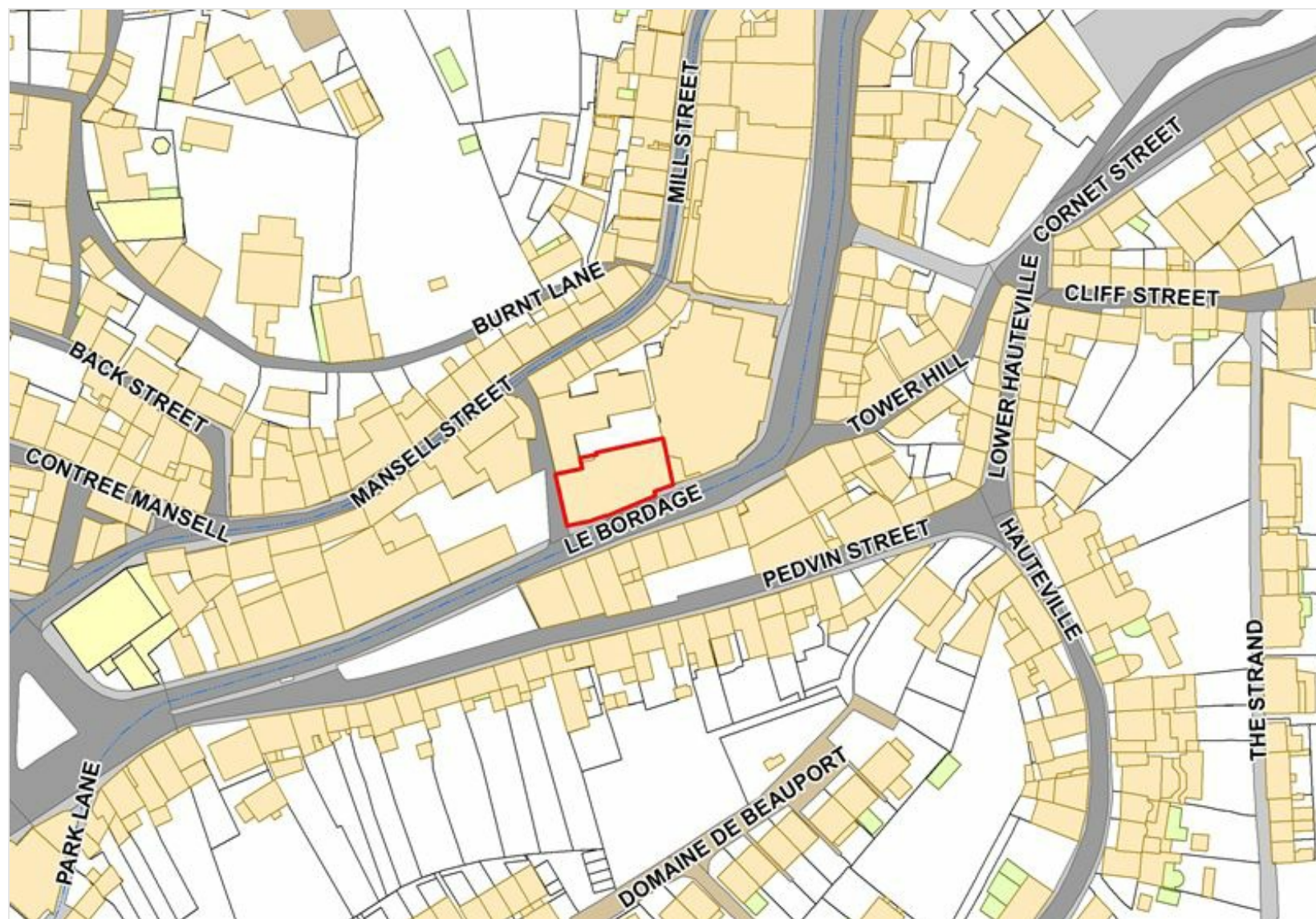
Rent
Upon Application

Furnished
If Required

St Martin's House is situated at the northern end of the Bordage, one of the main arterial routes into the centre of St Peter Port. The premises are fully fitted with the benefit of onsite parking.

LOCATION

St Martin's House is situated at the northern end of the Bordage, one of the main arterial routes into the centre of St Peter Port. It therefore occupies a central location, a short walk from the High Street, the Town Markets and the main business district. Other occupiers in the vicinity include the States of Guernsey, Louvre, Moore Stephens, Skipton International, Blenheim, Active Group and BDO.



DESCRIPTION

The premises is located on the second floor of St Martin's House and offers approximately 2,875 sq ft of modern, fully fitted office accommodation with good levels of natural light. It is fitted with a relatively new air conditioning system, carpet flooring, recessed lighting, raised access flooring, suspended ceilings and IT cabling.

The suite is also fully fitted to provide one 12 person boardroom, one 8 person boardroom, reception area, kitchen, dedicated wcs, filing room and comms room, together with a large open plan office area. The communal areas are also well presented, with the premises having the benefit of lift access and onsite car parking with 5 dedicated spaces allocated to the suite itself.

ACCOMMODATION

The suite provides 2,875 sq ft of accommodation. There are five parking spaces available with the floor, which are situated in the building's secure underground car park.

RENT

The rent for the premises and car spaces is available upon application. A service charge is payable in respect of the common areas and the tenant is also responsible for the Tax on Real Property, rates and building insurance for the premises.

TENURE

The property is available by way of a new lease directly with the Landlord.

AVAILABILITY

The property is available from May 2023.

LEGALS

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





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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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