

# Energy Centre

Longstore, St Peter Port, Guernsey

## First Floor



Total Space  
**6,556 Sq Ft**

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Location  
**Edge of Town**

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Parking  
**15 Spaces**

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Specification  
**Category A**

—

Available  
**Immediately**

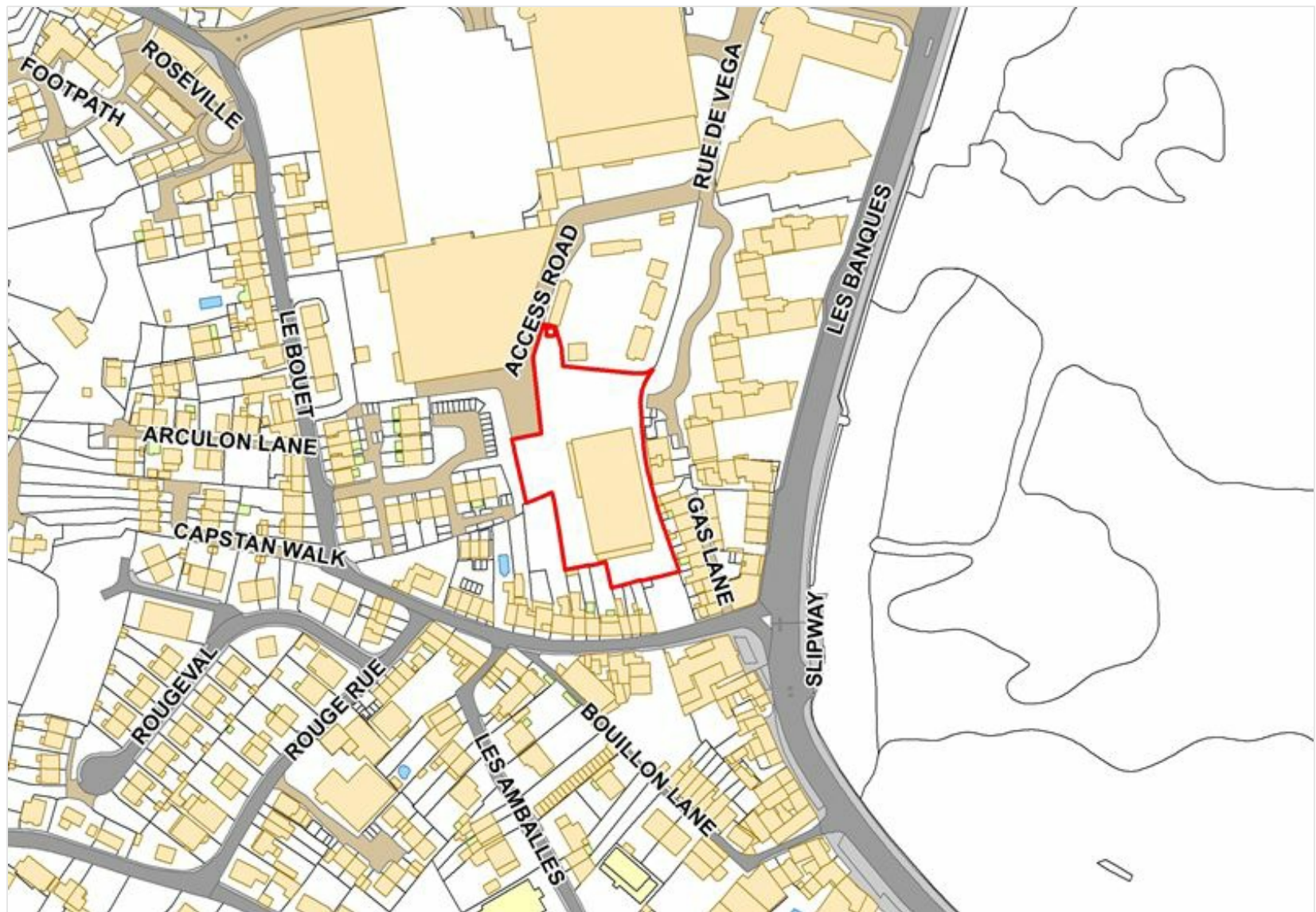
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Natural Light  
**Excellent**

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## LOCATION

The premises are located on the outskirts of Admiral Park in close proximity to the centre of St Peter Port. Admiral Park has become a prime location for large floor plate offices, with other occupiers in the vicinity including Carey Olsen, Northern Trust, Aztec Financial Services, Rawlinson Hunter, ABN Amro and Intertrust. B&Q and Waitrose and the Co-op Locale are also nearby together with a number of restaurants. As well as being highly accessible, the premises also has good provision of onsite parking.



## DESCRIPTION

The Premises is situated on the first floor and is arranged in an open plan format to include suspended ceilings with recessed lighting, raised access flooring, comfort cooling and a dedicated kitchen. It also has lift access, ladies and gents wcs and shower facilities shared in common with the other occupiers in the building. The premises is also available with 15 parking spaces.

## **ACCOMMODATION**

The accommodation provides approximately 6,556 sq ft of office accommodation. Although this is the landlord's preference, opportunities also exist for alternative sizes from 4,553 sq ft. In addition, approximately fifteen parking spaces are available in a dedicated parking area to the side of the building.

## **TENURE**

Leasehold. The premises is available by way of new sub lease directly with the head tenant.

## **RENT**

The rent is available upon application.

## **AVAILABILITY**

The premises are available immediately

## **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.



### Sales & Lettings

Our Agency Team acts for a wide range of clients and offers the expertise and skills to successfully negotiate disposals, lettings and acquisitions on all types of commercial property.

### 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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