

Energy Centre

Longstore, St Peter Port, Guernsey

First Floor



Total Space
5,710 Sq Ft

Parking
15 Spaces

Available
Immediately

Location
Edge of Town

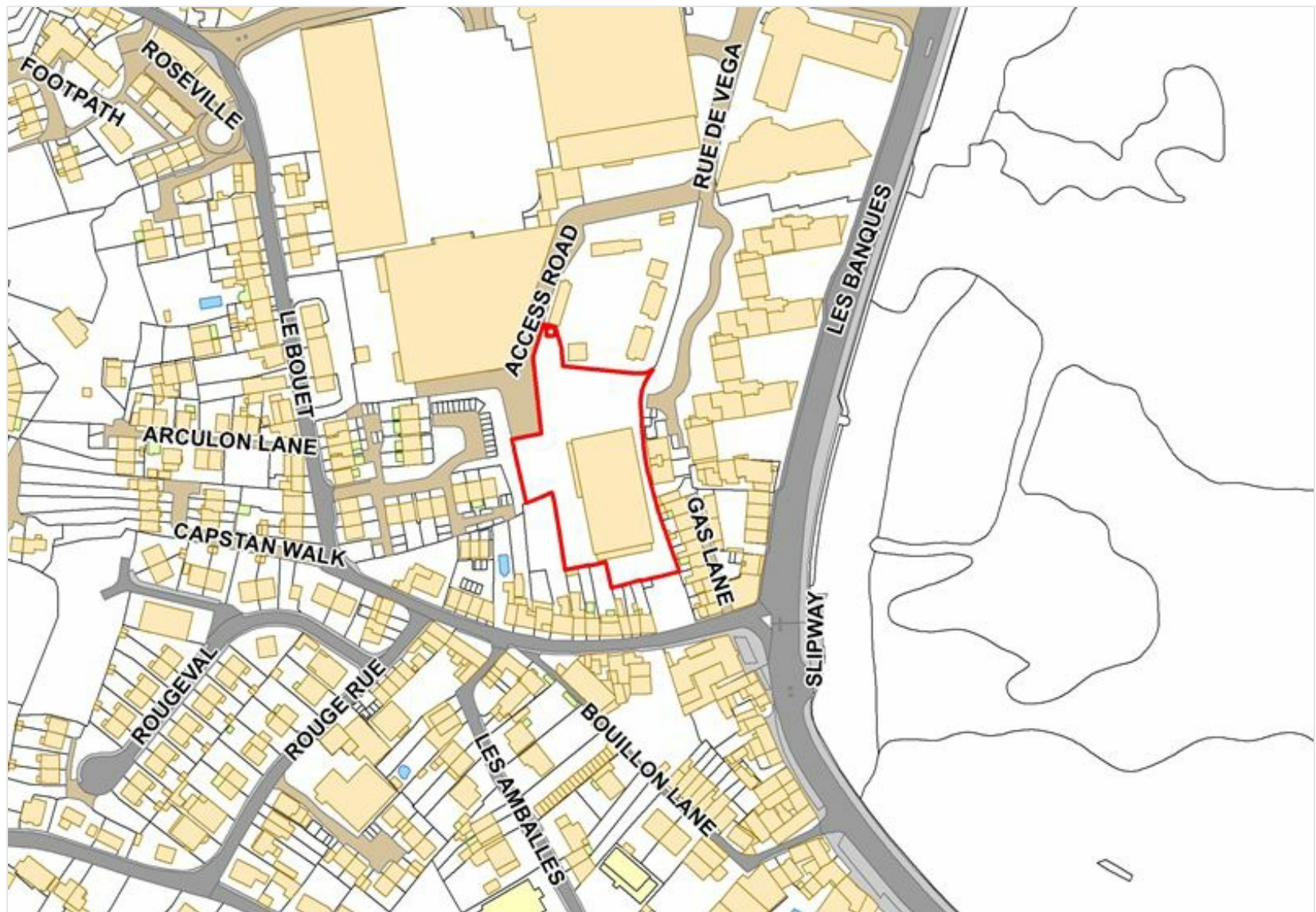
Specification
Category A

Natural Light
Excellent

Located on the outskirts of Admiral Park. 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.

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 5,710 sq ft of office accommodation. Although this is the landlord's preference, opportunities also exist for alternative sizes. 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.



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

Joanna Watts

MA Cantab MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 130686
E: jo.watts@watts.property

Wing Lai

MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 412578
E: wing.lai@watts.property

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