

# Maison Trinity

Trinity Square, St Peter Port, Guernsey

## Newly Refurbished



Total Space  
**3,994 Sq Ft**

First Floor  
**3,039 Sq Ft**

Second Floor  
**955 Sq Ft**

Parking  
**Two Cars**

Terms  
**Flexible**

Lease  
**Direct with Landlord**

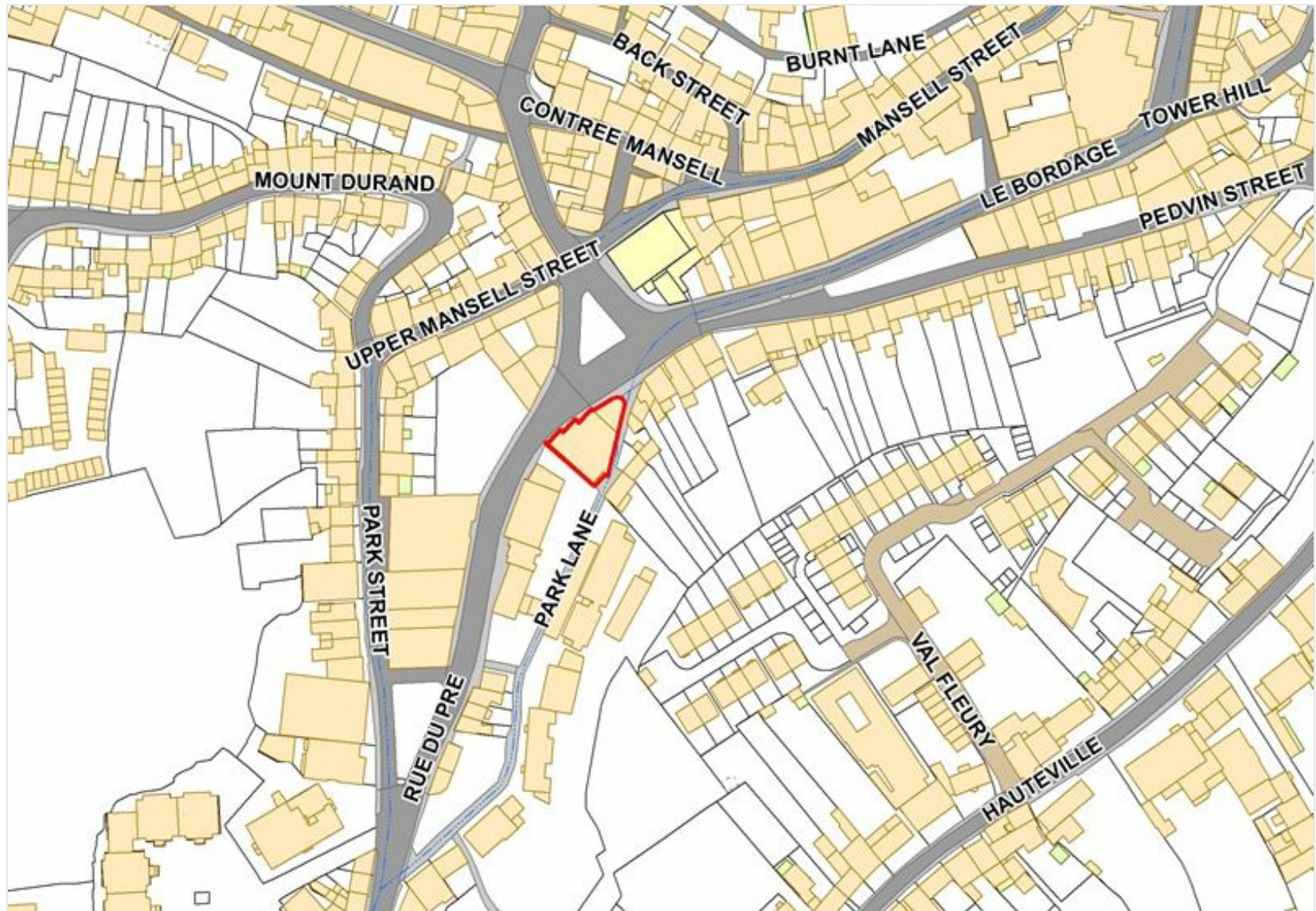
The property is prominently positioned on the southern side of Trinity Square in St Peter Port. It offers 6,082 sq ft of refurbished accommodation and is available as a whole or on a part basis, together with parking spaces.



## LOCATION

Maison Trinity is prominently positioned on the southern side of Trinity Square in St Peter Port. It therefore lies in close proximity to Sir Charles Frossard House, the administrative headquarters of the States of Guernsey.

Other occupiers in the vicinity include Airain, Guernsey Finance, Ferbrache & Farrell, Price Bailey, BDO Accountants, Skipton International, Moore Stephens Accountants, JLT and Noble Trust. The retailing pitches of Mill Street, Market Square and the High Street are all situated a few minutes walk away and offer a broad range of amenities.



## DESCRIPTION

The available premises at Maison Trinity offers Grade A office accommodation arranged over first and second floors. Together they provide 3,994 sq ft of accommodation arranged over two suites. The property has been extensively refurbished to include external and internal redecoration, open plan office suites with smart ground floor reception, shower facilities and new lift to all floors. Each floor has its own dedicated WCs, air conditioning and LED lighting as well as raised access flooring. In addition the property has the benefit of two on-site car parking spaces. There is also short term car parking in the vicinity. If required, there is also the opportunity to rent additional car parking spaces, just a short walk away.

## ACCOMMODATION

The available premises provide a total of 3,994 sq ft of office accommodation with onsite parking for four vehicles. This is arranged as follows:-

Floor	Area (sq ft)	Parking
First	3,039	2
Second	955	0
<b>Total</b>	<b>3,994</b>	<b>2</b>

The premises is available either as a whole or in part.

## AVAILABLE

The premises are available to rent immediately.

## TENURE

Leasehold.

The premises is available immediately by way of new leases directly with the Landlord.

## RENT

The rent is available upon application.

## 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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