

37 High Street (Quay Entrance)

St Peter Port, Guernsey

3rd & 4th Floor Offices



Total Space
664 Sq Ft

Location
Central

3rd Floor
172 Sq Ft

Condition
Refurbished

4th Floor
492 Sq Ft

Available
Immediately

The available premises is located within 37 High Street but accessed via its Quay Street entrance on Quay Steps. It comprises 664 sq ft of office accommodation arranged over the third and fourth floors of the property. The top floor benefits from impressive sea views.

LOCATION

The available premises are situated within a building known as 37 High Street but accessed from the Quay side, via Quay Steps. It therefore lies between the Crown Pier and Albert Pier public car parks and is ideally positioned close to the High Street.

Other occupiers in the vicinity include a number of retailers, restaurants and food outlets. There are also a number of office occupiers nearby, including Natwest and Lloyds Bank.



DESCRIPTION

The available premises is located on the third and fourth floors of the property, from the Quay Street entrance.

It provides predominantly open plan office accommodation which is well presented and is currently fitted with spotlights, a mixture of carpet and wooden floors, power and data points.

The premises will have use of kitchen and WC facilities located on the third floor of the building. These are shared in common with the other occupiers of the building.

ACCOMMODATION

The premises provides approximately 664 sq ft of accommodation. This comprises the following:

Floor	Area (sq ft)
Third Floor	172
Fourth Floor	492
Total	664

If required an additional, 392 sq ft of retail accommodation is available on the lower ground floor of the building with direct access from The Quay.

TENURE

Leasehold.

The property is available to rent by way of a new lease.

RENT

The rent for the premises is available upon application.
Flexible terms are available.

AVAILABILITY

The premises is available to rent 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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