WATTS
PROPERTY CONSULTANTS

St Peter Port House
Sausmarez Street, St Peter Port

First Floor Office

Competitive Rents

Total Space
1,788 Sq Ft
—

Location
Central
—

Specification
Newly Refurbished
—

Car Parking
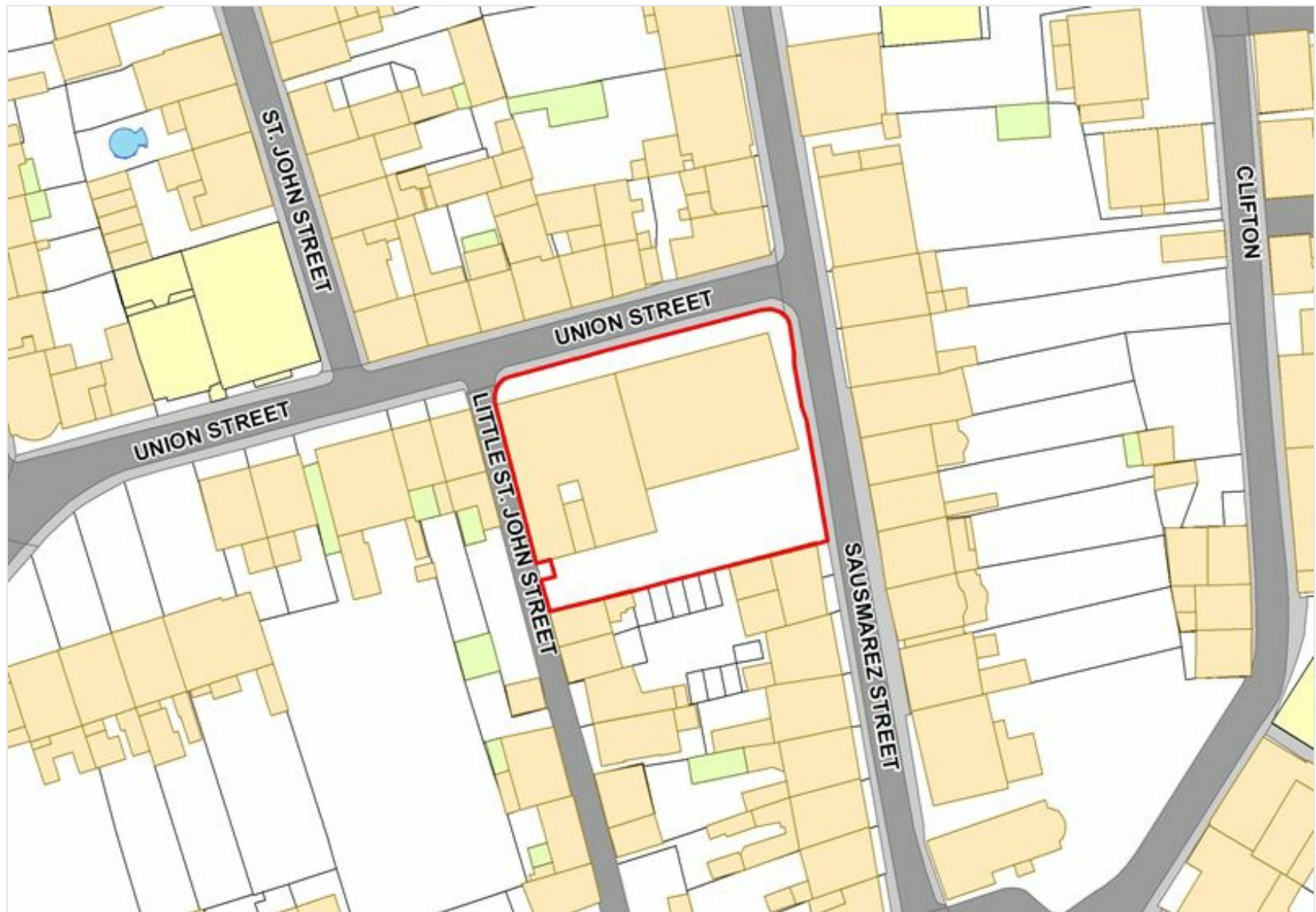**3 onsite spaces**
—

Rent
Upon Application
—

Available
Immediately
—

Occupying a central position in St Peter Port, a short walk from the High Street and main financial district. The available premises is located on the first floor of the building and offers approximately 1,788 sq ft of newly refurbished office accommodation.

LOCATION

St Peter Port House occupies a corner position on the intersection of Sausmarez Street and Union Street, just off The Grange. It therefore sits in a central position in the town centre and is a short walk from the Law Courts, central business district and the main retail pitch. Other occupiers in the vicinity include First Intuition, Grant Thornton, Ravenscroft, Vistra, Trinity Chambers, Sidney Charles and The Guernsey Training Agency.

Long stay public car parking is available at the Odeon car park and additional on street parking is located in the immediate vicinity.

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DESCRIPTION

The available premises is located on the first floor of St Peter Port House. It offers newly refurbished office accommodation which is arranged in an open plan layout with dedicated kitchenette and male and female toilet facilities. There are also two store rooms

It has been fitted with carpet tile flooring, suspended ceiling, LED lighting, air-conditioning, a mixture of floor boxes and perimeter trunking with power and data. By virtue of having fenestration on three elevations, it has excellent levels on natural light.

Although benefiting from its own dedicated WCs, the premises also has use of additional toilet and shower facilities located in the communal areas. There is also onsite car parking for three vehicles within a secure, uncovered, car park.

ACCOMMODATION

In total. the premises provides approximately 1,843 sq ft of office accommodation. This comprises the following:

Description	Area (sq ft)
Office	1,788
Store 1	26
Store 2	29
Total	**1,843**

Externally, there is allocated onsite car parking for three cars.

TENURE

Leasehold.
The premises is available by way of a new lease direct with the landlord.

RENT

The rent for the premises is available upon application.
In addition to the rent, the tenant is responsible for contributing towards the service charge for the building and the usual occupational costs such as tax on real property, parochial rates and building insurance.
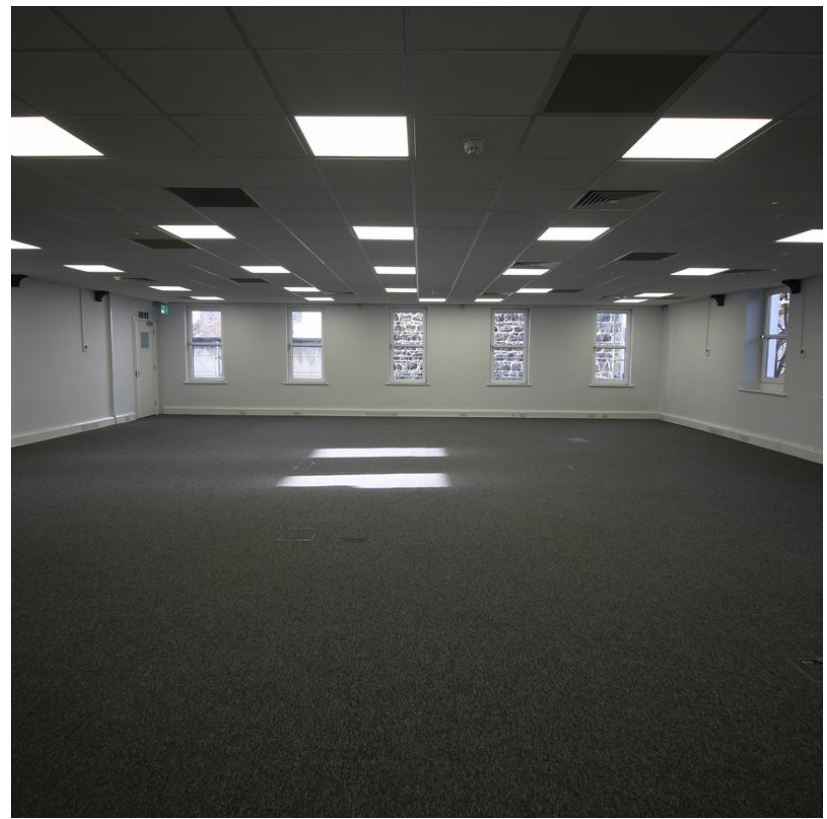
AVAILABILITY

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.

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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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