

31-33 Le Pollet

St Peter Port, Guernsey

Office With Car Parking



Total Space
1,113 Sq Ft

—

Condition
Well Presented

—

Location
Central

—

Car Parking
3 Spaces

—

Outlook
Impressive Sea Views

—

Available
Immediately

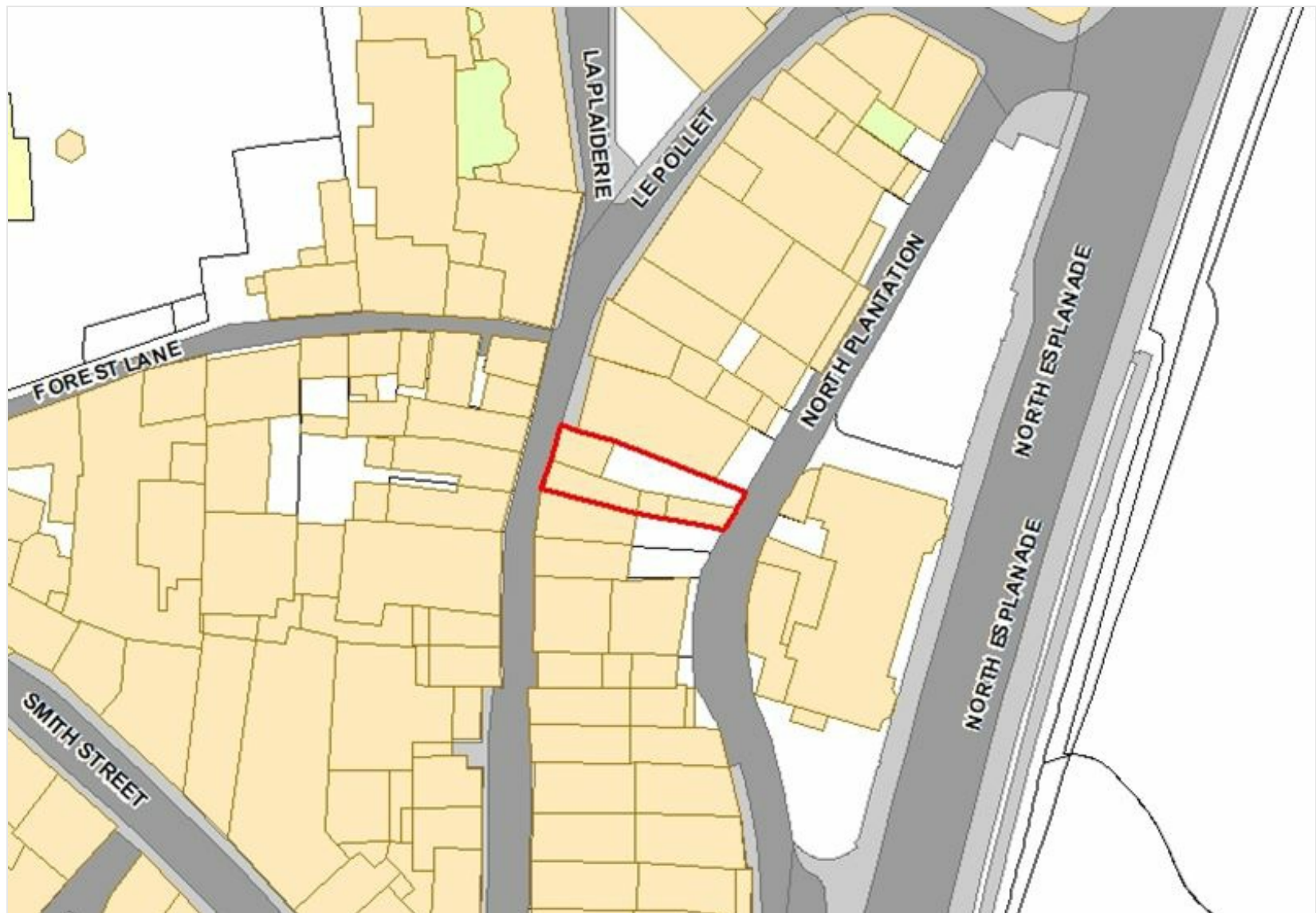
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Arranged over three floors, 31-33 Le Pollet offers approximately 1,113 sq ft in the centre of St Peter Port's town centre. It benefits from stunning sea views and has three dedicated car parking spaces.

LOCATION

31/33 Le Pollet sits in the heart of St Peter Port's main retail area and is conveniently located close to the financial district and the North Beach Public Car Park.

Other occupiers in the vicinity include Babbe, Lloyds Bank, Dixcart Trust, Equiom, Bedell Cristin and PraxisIFM as well as other national and local occupiers.



DESCRIPTION

The available premises is arranged over the first, second and third floors of the building but has its own dedicated entrance which is accessed directly off Le Pollet.

It is well presented throughout and is currently fitted with carpets, halogen spotlights and power and data points. It also has dedicated WCs, a shower, kitchenette facilities and a board/training room.

Externally, the premises has three car parking spaces at the rear of the building which are accessed from the North Plantation.

The premises also benefits from impressive sea views over looking St Peter Port's Harbour, Castle Cornet and the neighbouring islands.

ACCOMMODATION

The premises comprises six rooms, arranged over three floors. When combined it provides approximately 1,113 sq ft of office accommodation and comprises the following:

Floor	Area (Sq ft)
First - Room 1	154
Second - Room 1	152
Second - Room 2	275
Third - Room 1	104
Third - Room 2	160
Third - Room 3	268
Total	1,113

TENURE

Leasehold.

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

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

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FURTHER
INFORMATION
& VIEWING

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