

# Maison Trinity

Trinity Square, St Peter Port, Guernsey

## Newly Refurbished



Total Space  
**9,165 Sq Ft**

Position  
**Prominent**

Parking  
**Seven Cars**

Available  
**Vacant Possession**

Floor Plates  
**Av: 3,000 sq ft**

Lease  
**Direct with Landlord**

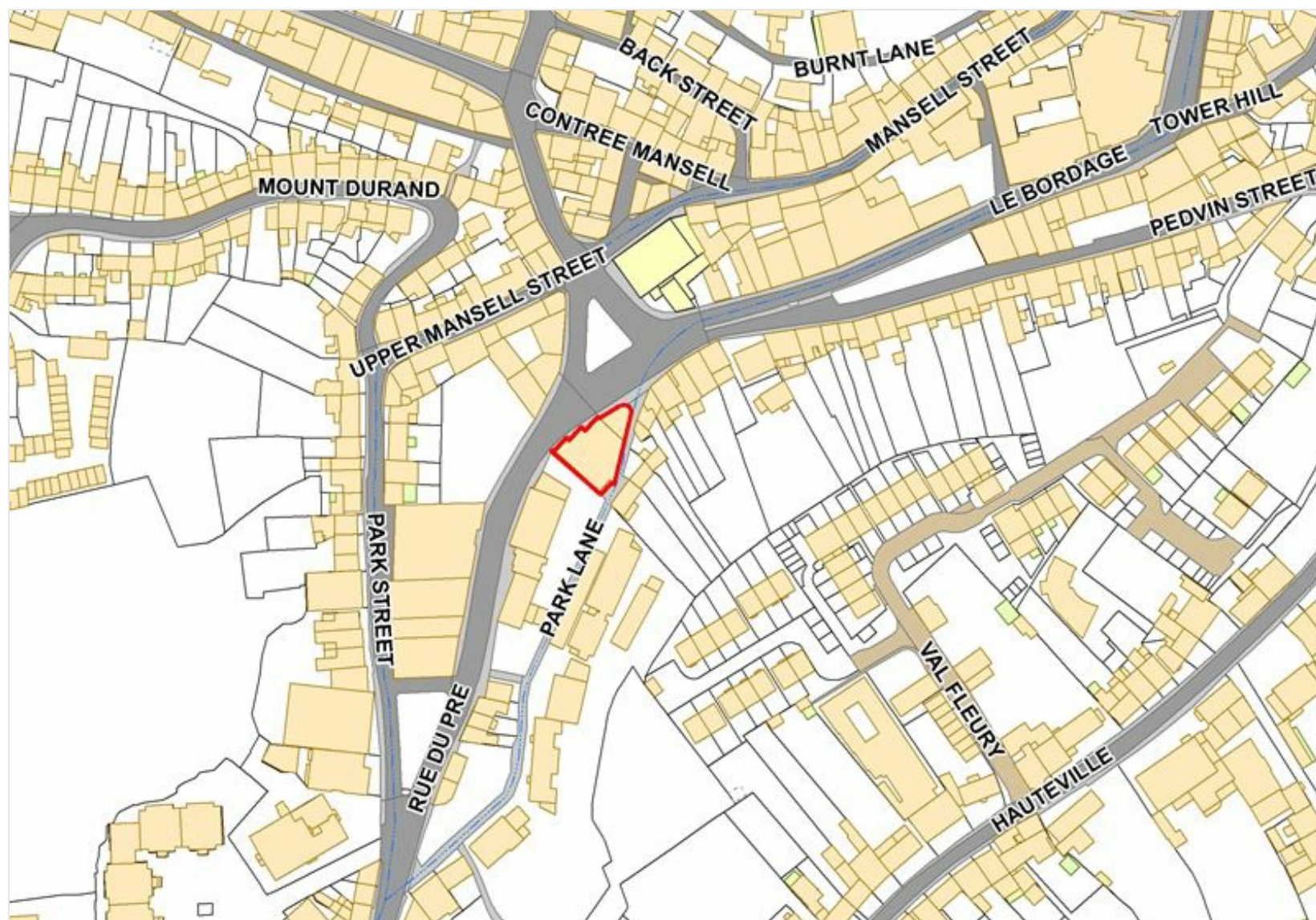
The property is prominently positioned on the southern side of Trinity Square in St Peter Port. IT offers 9,165 sq ft of refurbished accommodation and is available as a whole or on a per floor basis, together with seven parking spaces.



## LOCATION

The property 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

Maison Trinity offers Grade A office accommodation arranged over ground and upper three floors, providing a total of 9,165 sq ft of accommodation. 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 seven 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 property provides approximately 9,165 sq ft of office accommodation with onsite parking for seven vehicles. This is arranged as follows:-

Floor	Area (sq ft)	Parking
Ground	741	1
First	3,039	2
Second	3,043	2
Third	2,342	2
<b>Total</b>	<b>9,165</b>	<b>7</b>

## AVAILABLE

Immediately.

## TENURE

Freehold. The premises is available immediately by way of vacant possession.

## PRICE

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.



## Valuation

We have a team of RICS Registered Valuers who combine experience, local market knowledge and high standards of professionalism to provide valuation reports tailored to provide clients with the information they require.

## Property Management

Our dedicated Property Management Team has a broad range of technical and financial management skills to ensure the properties we manage are in safe hands.

### FURTHER INFORMATION & VIEWING

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