

St Julian's Court

St Julian's Avenue, St Peter Port, Guernsey

Level 6, South



Total Space
3,715 Sq Ft

Location
Prime

Car Parking
Four Onsite Spaces

Specification
Category A

Available
Immediately

Rent
Upon Application

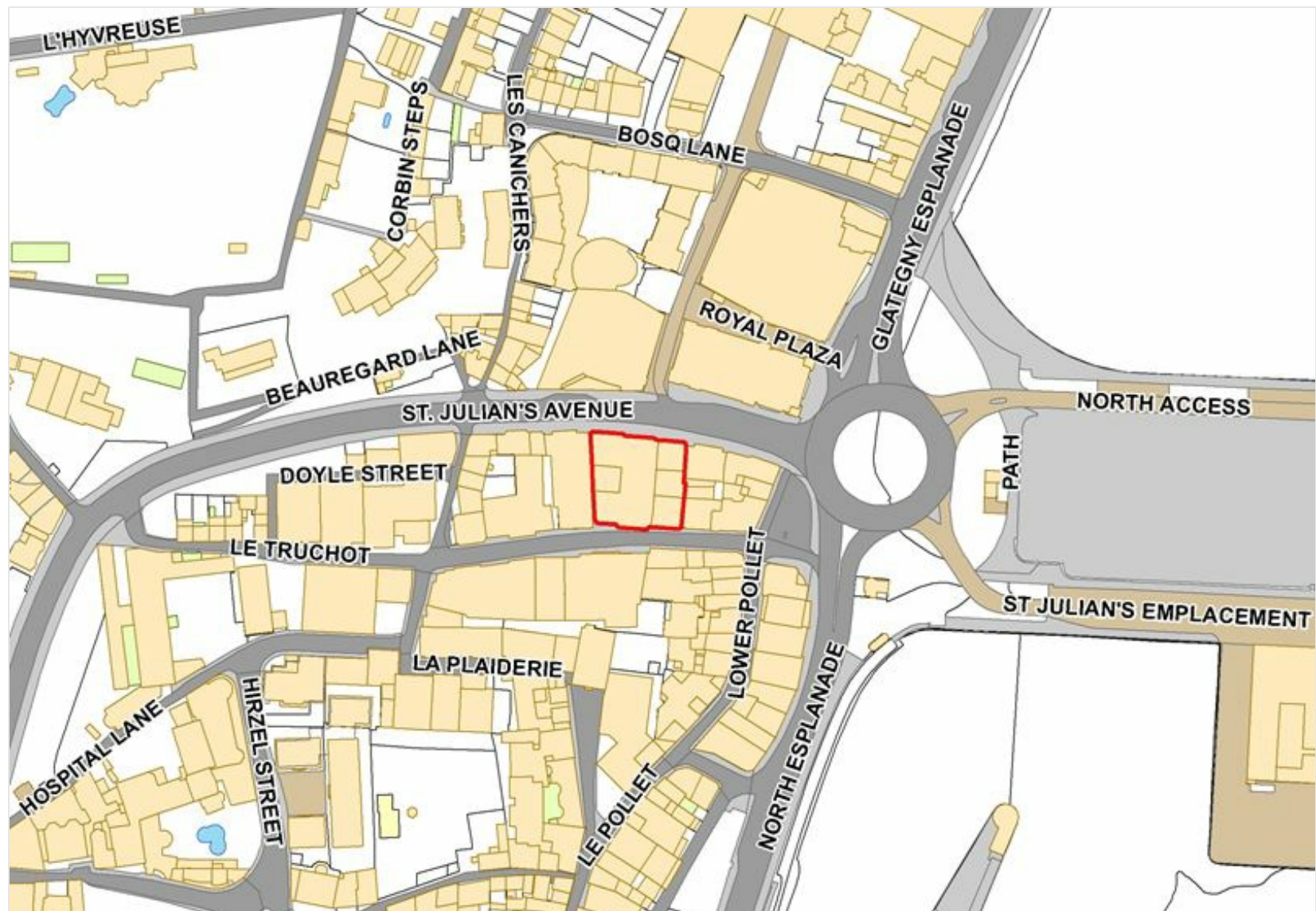
St Julian's Court occupies a prominent prime position on the southern side of St Julian's Avenue, in St Peter Port's town centre. The available premises is situated on the third floor and is very well presented.

LOCATION

St Julian's Court occupies a prominent prime position on the southern side of St Julian's Avenue, in St Peter Port's town centre.

It sits in the heart of Guernsey's financial centre and is a short walk from the High Street and public car parks at North Beach and Salerie Corner.

Other occupiers in the vicinity include EY, PWC, Deloitte, RBSI, Terra Firma, Mourant, Ogier, BNP Paribas, Rothschilds and Kleinwort Hambros.



DESCRIPTION

The available premises is situated on the third floor of St Julian's Court and is accessed via a communal entrance and lobby directly off St Julian's Avenue.

It provides open plan office accommodation fitted with suspended ceilings with recessed LED lighting, raised access floors with power and data points and an air-conditioning system. The premises also benefits from its own kitchenette.

WC facilities are shared with the other other occupiers within the building and are located in the communal areas. Within the building's secure basement car park, the premises has been allocated four car parking space. The car park is accessed from Le Truchot.

ACCOMMODATION

The premises provides approximately 3,715 sq ft of open plan accommodation.

TENURE

Leasehold.

The premises is available by way of a new sub-lease with the existing tenant of the building. The head lease is due to expire on 31 December 2028.

RENT

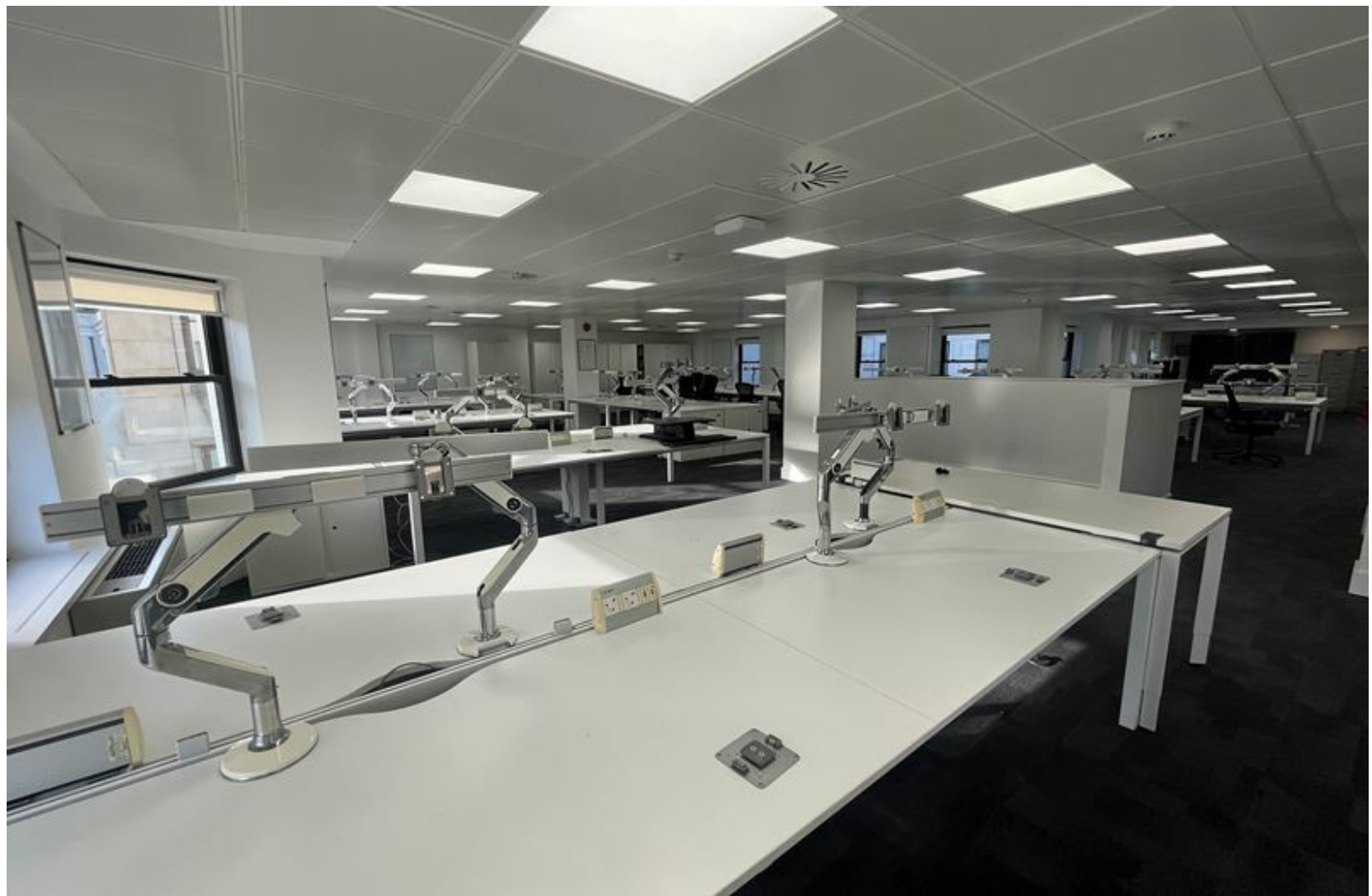
The rent for the office and car parking is available upon application. In addition to the rent, a service charge will be payable. An in-going tenant will also be responsible for the usual occupier costs.

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.



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

Joanna Watts

MA Cantab MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 130686
E: jo.watts@watts.property

Wing Lai

MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 412578
E: wing.lai@watts.property

Every care is taken in the preparation of these particulars, however, Watts Property Consultants Ltd nor its agents nor the vendor are responsible for any errors, omissions or mis-statements contained within them. They do not constitute an offer or contract and no employee of Watts & Co Ltd has the authority to make or give any representation, or warranty in relation to this property. Prospective purchasers and/or tenants should conduct their own investigation before making any agreement to purchase or lease this property. Measurements are given for guidance purposes only and are approximate.