

# 22 Smith Street

St Peter Port, Guernsey

## Centrally Located Offices



Total Space  
**4,756 Sq Ft**

Parking  
**5 Onsite Spaces**

Frontage  
**Prominent**

Location  
**Central**

Condition  
**Fully Fitted**

Price  
**On application**

22 Smith Street is centrally located in the heart of St Peter Port. The Subject Property is fully fitted and is arranged over ground and upper three floors and enjoys excellent window frontage and sea views from the top floor.

## LOCATION

22 Smith Street is centrally located in the heart of St Peter Port along Smith Street in the retail heart of St Peter Port. It is therefore situated in close proximity to the amenities of the town centre, as well as the Royal Court Buildings, the Old Government House Hotel. Other businesses in the vicinity include Hark Capital, AFR Advocates, Appleby, Sancus, Apex and Grant Thornton.





## DESCRIPTION

The Subject Property is fully fitted and is arranged over ground and upper three floors. It enjoys excellent window frontage and sea views from the top floor. It is accessed from Smith Street by way of a stepped entrance which leads into a reception area, with boardroom, tea point and ladies and gents wcs on this floor. The ground floor is currently fitted with two further meeting rooms, with the added benefit of a walk-in safe for secure storage.

The first floor is accessed by way of an internal staircase connecting the ground floor and first floor and provides air conditioned, open plan offices with large windows to the south elevation, offering good levels of natural light. To the front of the building, there is additional office space together with a tea station and windows overlooking Smith Street itself. The offices are currently fitted with carpet flooring, suspended ceiling, recessed reflective lighting and perimeter trunking. There are also wall mounted cassette units providing comfort cooling to the main office area and boardroom.

The second floor is arranged to provide two separate offices to the front with a further office to the rear. The office on the third floor is open plan and benefits from sea views. All have independent access by way of a staircase leading off the main entrance. This offers flexibility for the office to be let separately or together with the remaining floors.

All the offices have access to additional wcs on the top floor of the building. There are also shower facilities on this floor.

The Property also has the benefit of a small retail unit at ground floor level.

## ACCOMMODATION

The Property provides the following Net Internal Areas:

Type	Premises	Area (sq ft)
Retail	Ground Floor	205
Office	Ground Floor	1,169
Office	First Floor Rear	783
Office	First Floor Front	572
Office	Second Floor Front	572
Office	Second Floor Rear	785
Office	Third Floor Rear	875
Car Parking	Car Parking (clear)	3
Car Parking	Car Parking (restricted)	2
<b>TOTAL OFFICE SPACE</b>		<b>4,961</b>

In addition, the Property has the benefit of five parking spaces to the rear. These spaces are accessed from Le Marchant Street. However there is a separate external staircase providing pedestrian access to these spaces directly from the rear first, second and third floor offices.

## TENURE

Freehold.

## TENANCY

Whilst the Property is principally offered with vacant possession, there is currently a flexible tenancy on the rear suites on the upper two floors.

## PRICE

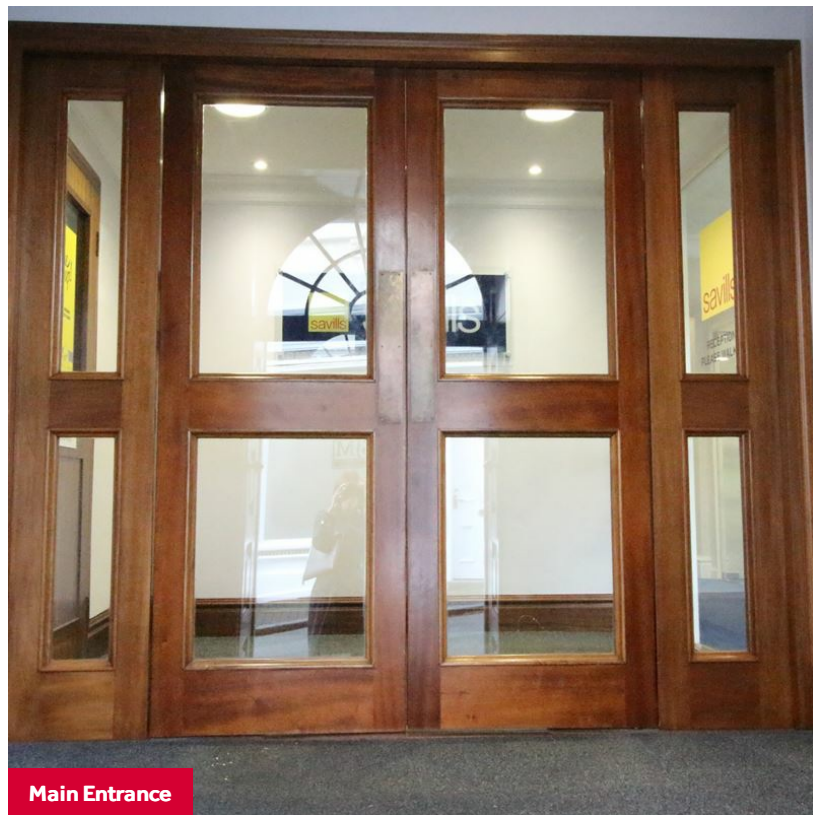
Upon Application.

## AVAILABILITY

The Property is available immediately.

## LEGALS

All terms are subject to contract.  
Each party shall bear their own legal costs in connection with this transaction.







Board Room



First Floor Office



Rear Car Parking



## Our Services

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### 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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