

# De Catapan House

The Grange, St Peter Port

## Period Building



Total Space  
**2,779 Sq Ft**

Condition  
**Fully Fitted**

Available  
**Immediately**

Location  
**Central**

Furniture  
**By negotiation**

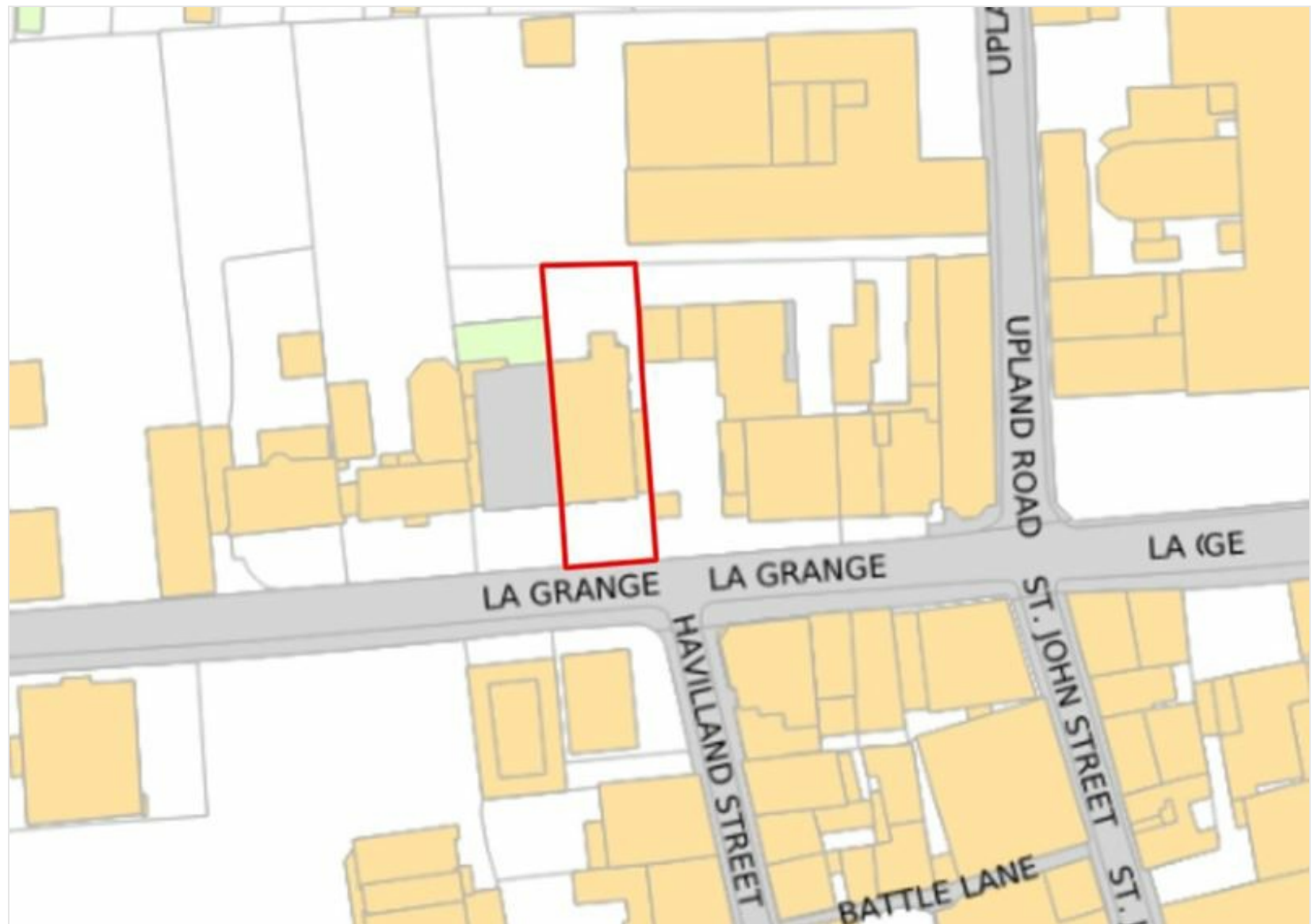
Annual Rent  
**£60,000**

Located in a prominent position along the Grange, these premises provide a turn-key solution, having been sympathetically refurbished to a modern standard, whilst retaining many original features.

## LOCATION

De Catapan House is located on The Grange, St Peter Port. It therefore lies on one of the main vehicular routes into St Peter Port and is in close proximity to the Law Courts, the central business district and the main retail areas.

Other occupiers in the vicinity include the Ocorian, Healthspan, Albany Trustees and Black Vanilla.



## DESCRIPTION

The available premises forms part of a four storey period building which has been converted to provide office accommodation on the ground and lower ground floors and residential apartments on the upper floors.

The offices are accessed via a central hallway and are well presented having been recently refurbished by the current tenant. The ground floor provides a smart reception with a four person meeting room, ten person boardroom, and two further offices for 4 – 6 people. There is also a smart wc and shower on this floor together with a kitchen. The rear office provides direct access to a garden at the rear of the property which provides a pleasant outlook.

The lower ground floor provides predominantly open plan office accommodation together with ladies and gents wcs and a kitchen and a breakout area. This level has LED lighting, carpet flooring, floor boxes, suspended ceilings and air conditioning.

Many of the building's original features have been retained, particularly at ground floor level.

The premises is in close proximity to the Odeon car park which offers free long stay public car parking.

## ACCOMMODATION

The premises is approximately 2,779 sq ft which comprises the following:-

| Description        | Area (sq ft) |
|--------------------|--------------|
| Lower Ground Floor | 1,339        |
| Ground Floor       | 1,440        |
| <b>TOTAL</b>       | <b>2,779</b> |

## TENURE

Leasehold - by way of an assignment of the existing lease.

## RENT

Available upon application.

## AVAILABILITY

The premises is available immediately.

## TERMS

The current lease expires on 20 December 2027. The next review is on 21 December 2024.

## LEGALS

All terms are subject to contract.  
Each party is responsible for its own legal costs.





## 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

**Wing Lai**

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

**Joanna Watts**

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