

Elm House

Elm House, St Julian's Avenue, St Peter Port

Central Location



Total Space
1,324 Sq Ft

Parking
2 Spaces

Condition
Turn key

Location
Central

Furniture
By negotiation

Available
September 2022

Centrally located on St Julian's Avenue, the available premises is situated on the first and second floors. The accommodation benefits from air-conditioning, perimeter trunking, data cabling and motion sensed recessed lighting.

LOCATION

The property is centrally located on St Julian's Avenue, one of the main vehicular routes into the centre of St Peter Port. It is therefore situated in the heart of St Peter Port's financial district, in close proximity to the High Street and the amenities it has to offer.

Other occupiers in the vicinity include PWC, EY, RBSI, Terra Firma, The Royal Bank of Scotland, HSBC, BNP Paribas, Rothschild and Barclays.



DESCRIPTION

Elm House was originally constructed in 2014 and provides any tenant with an opportunity to occupy a relatively new office building in a prominent location. It is arranged over four floors and provides open plan office accommodation which has been fitted to a high specification throughout.

The available premises is situated on the first and second floor and benefits from air-conditioning system, perimeter trunking, data cabling and motion sensed recessed lighting. Each floor benefits from excellent levels of natural light and there are WC's on the first floor together with a shower. The first floor is also fitted with a 14 person boardroom, with separate kitchenette and a further office

CAR PARKING

The suite benefits from two onsite car parking spaces located at the front of the property, on St Julian's Avenue.

Long-stay car parking is also available at North Beach and Salarie Corner which are both a short walk away. There is also two hour parking located directly behind the property on Doyle Street.

ACCOMMODATION

The property provides 1,324 sq ft of office accommodation which comprises the following:-

Floor	Area (sq ft)
First	684
Second	640
Total	1,324

TENURE

Leasehold.

The property is available by way of an assignment of the existing lease which expires on 30 April 2027, subject to a tenant only break on 1 May 2024, subject to twelve months written notice.

The next rent review is on 1 May 2024.

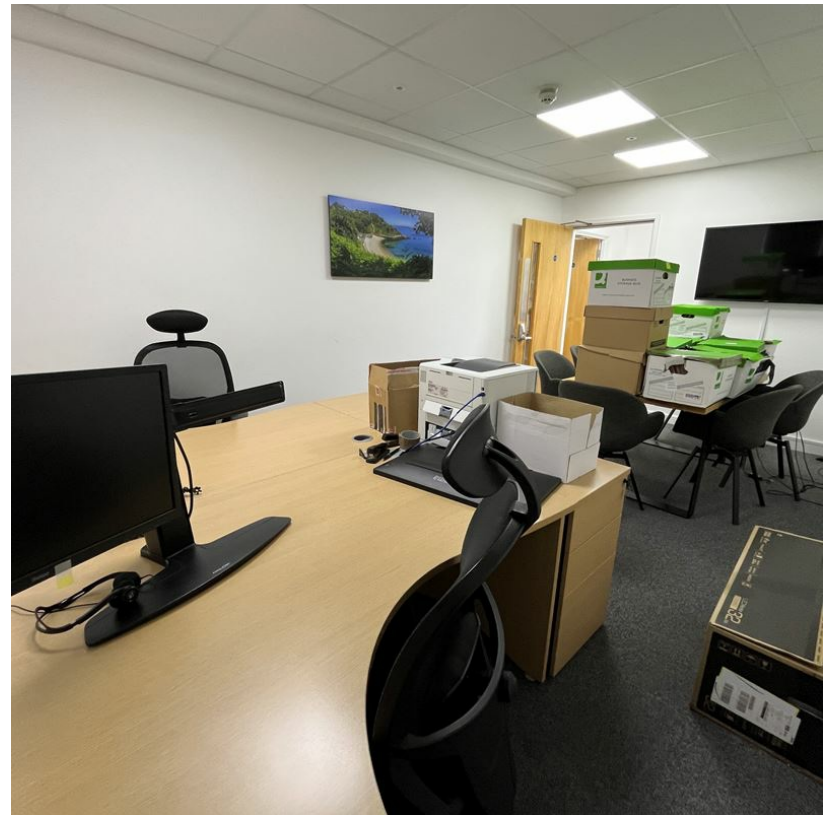
RENT

Available upon application.

LEGALS

Each party is responsible for their own costs.

All terms are subject to contract.



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

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