

Maison Allaire

Smith Street, St Peter Port, Guernsey

Period Office Building



Total Space
522 SQ FT

Specification
Well-presented

Location
Central Town

Available
Immediately

Rent
Upon Application

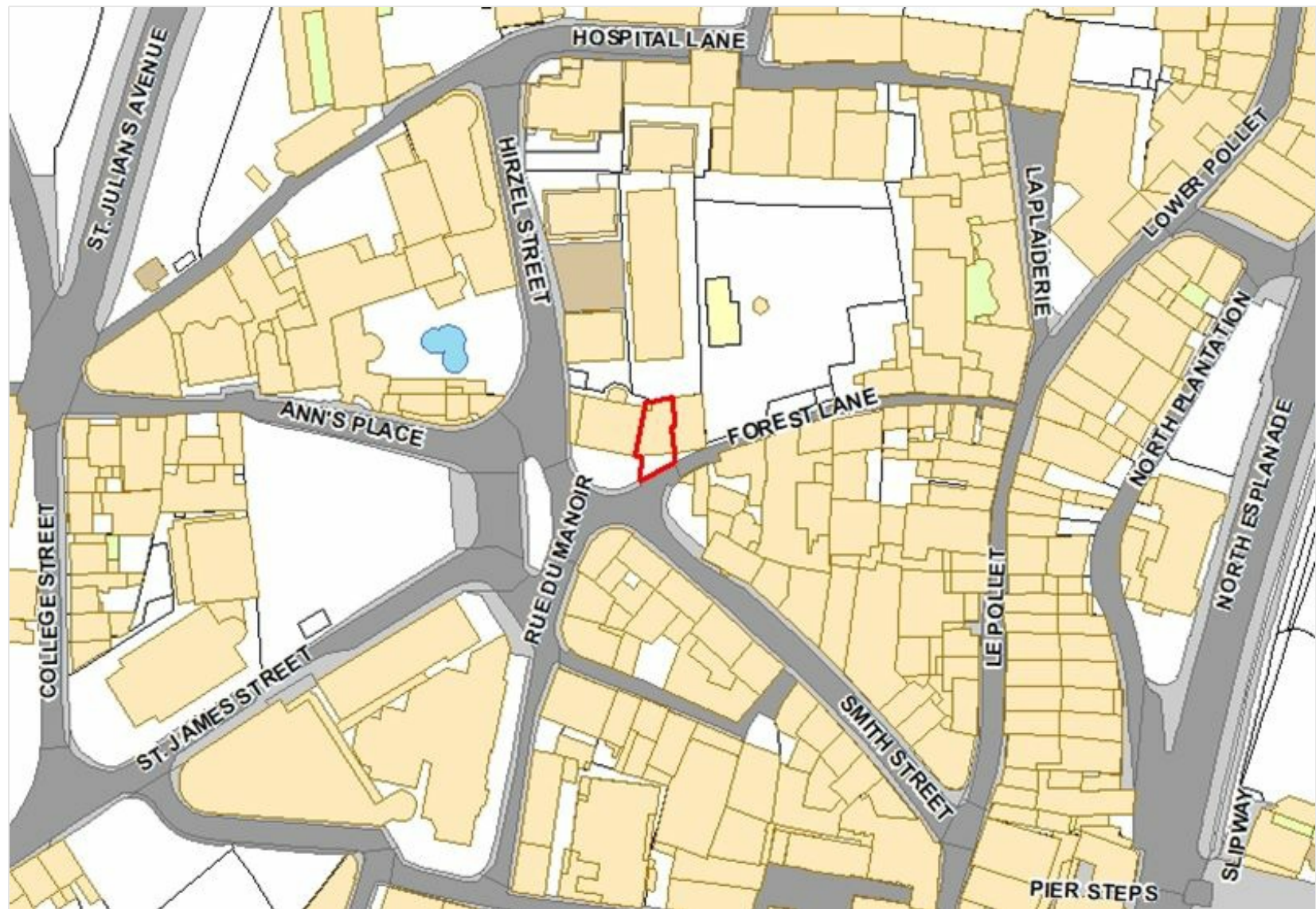
Single
Floor Plate

Situated in the heart of St Peter Port's town centre, this ground floor premises offers well-presented office accommodation.

LOCATION

Maison Allaire is situated in the centre of St Peter Port at the top end of Smith Street. It occupies a highly central position, in the immediate vicinity of the High Street and the amenities St Peter Port has to offer.

Other occupiers in the vicinity include the Royal Courts, Law Officers of the Crown, Islands Insurance, AFR Advocates, Lloyds Bank and Utmoot.



DESCRIPTION

Maison Allaire is an attractive period building which has been converted to provide modern office accommodation arranged over ground and three upper floors. It has been finished to a good standard and is predominantly fitted with LED lighting, carpet tiled flooring, raised access flooring, power and data points and under floor heating.

The available accommodation is located on the ground of the building. The office comprises predominantly open plan office accommodation but with a glass partitioned office / meeting room.

Communal toilet facilities are provided on the first floor of the building and communal kitchenette is on the second floor.

Externally, the ground floor office has the benefit of an allocated car parking space at the front of the building.

ACCOMMODATION

The property provides 522 sq ft of office accommodation.

TENURE

Leasehold.

The premises is available to rent by way of a new lease direct with the landlord.

RENT

The rent for the premises is available upon request.

In addition to the rent, a service charge is also payable in respect of the communal areas.

The tenant shall also contribute a fair proportion towards the tax on real property, parochial rates, building insurance and utilities.

AVAILABILITY

The premises is available to rent immediately.

LEGALS

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



Our Services

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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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