

Lefebvre House

Lefebvre Street, St Peter Port, Guernsey

Self Contained Offices



Total Space
4,946 Sq Ft

Ground
1,772 Sq Ft

First
3,174 Sq Ft

Specification
Fully fitted

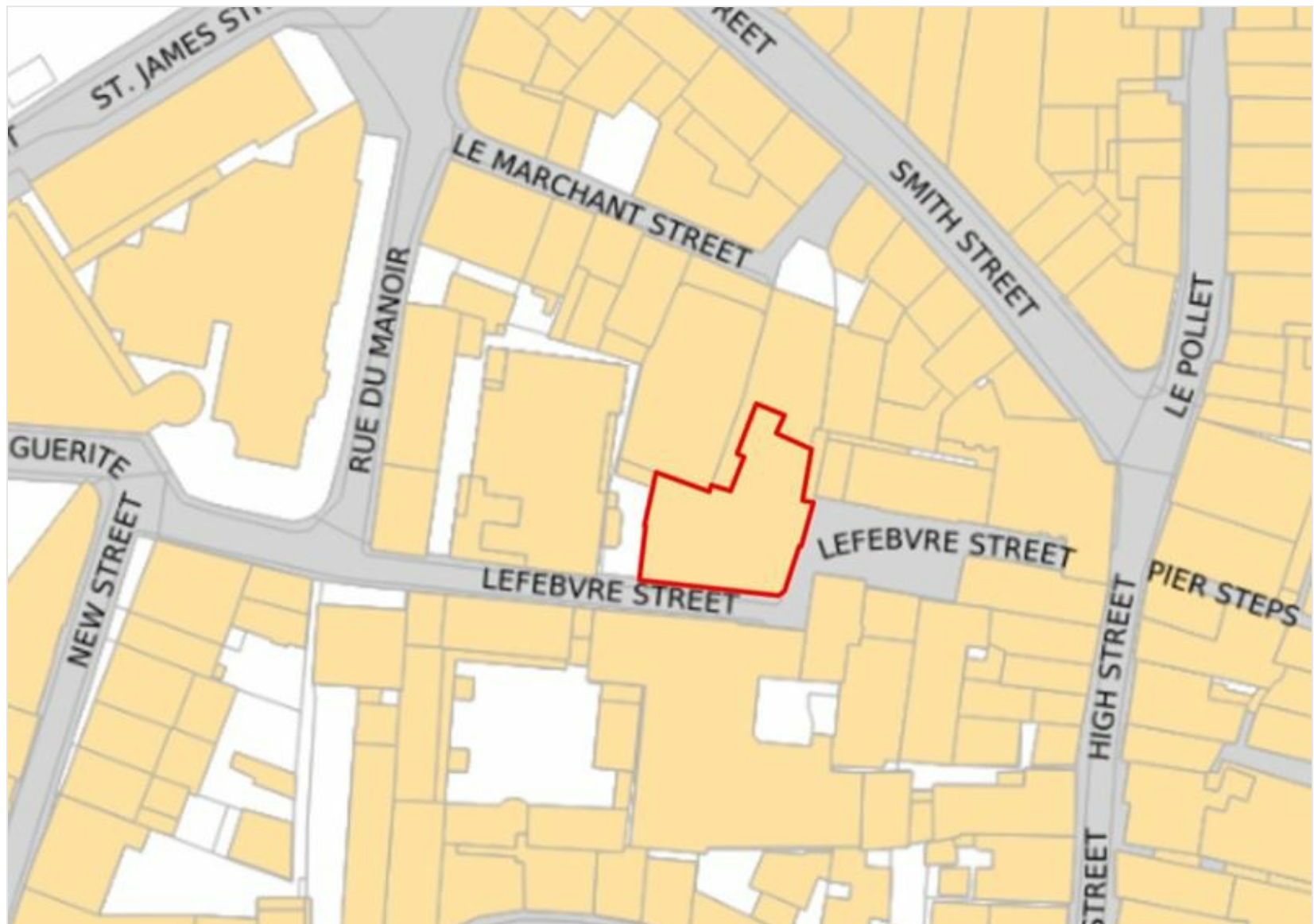
Rent
Upon Application

Availability
Dec 2022

Lefebvre House is situated at the eastern end of Lefebvre Street, in the heart of St Peter Port. The premises is set over ground and first floors and are fully fitted with air conditioning throughout.

LOCATION

Lefebvre House is situated at the eastern end of Lefebvre Street, in a highly central location in the heart of St Peter Port, in close proximity to the core retail area. As such, it forms the western edge of an attractive pedestrianised courtyard known as Lefebvre Square. Other occupiers in the vicinity include a mix of restaurants, retail outlets and office occupiers, with the Royal Courts also being close by.



DESCRIPTION

The Subject Property is a self-contained office building arranged over ground and first floors, with lift access to the first floor.

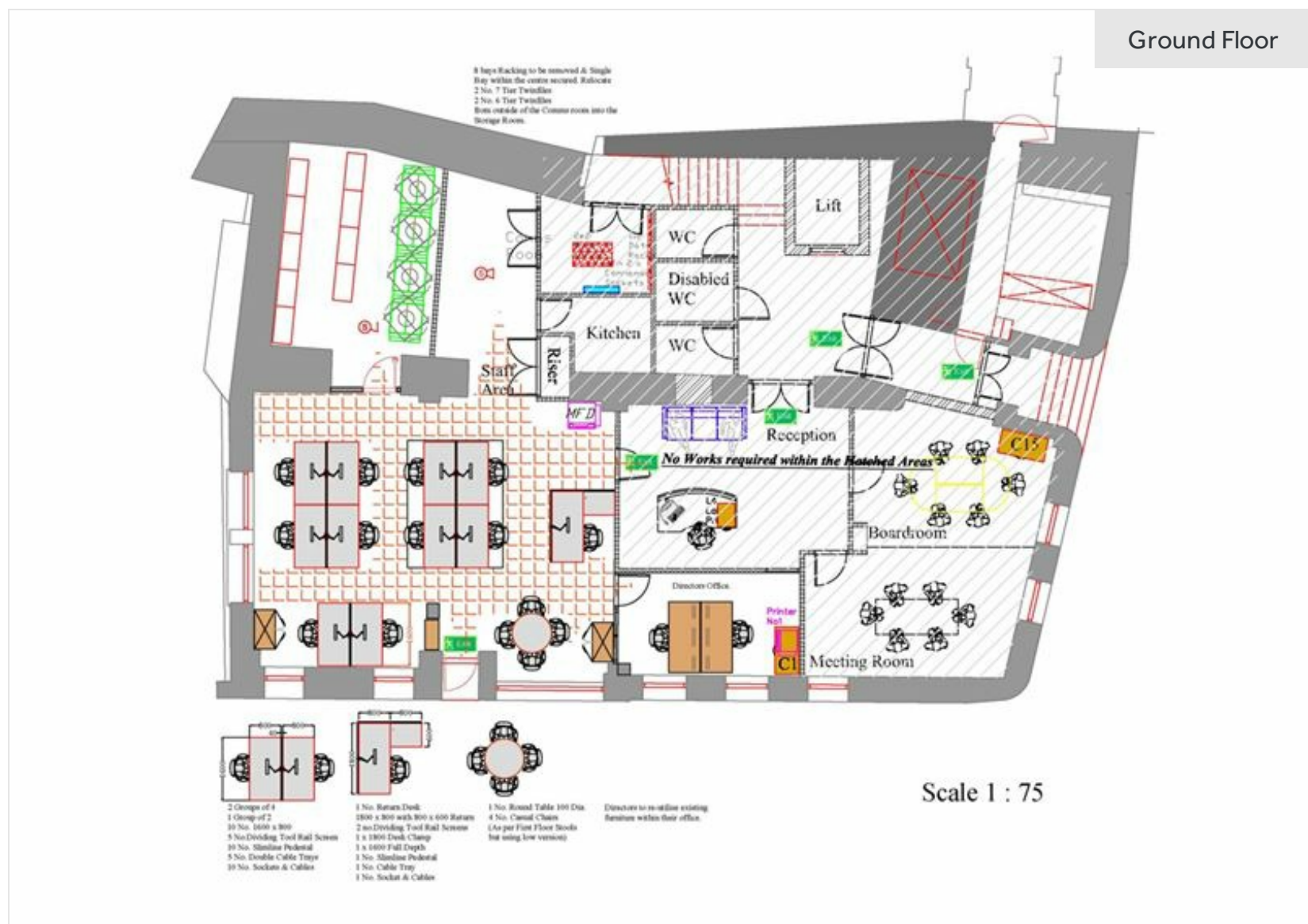
It is fully fitted with Cat 6 data cabling and air conditioning throughout. The ground floor is arranged to provide reception and meeting rooms together with rear offices with separate pedestrian access directly from Lefebvre Street.

The first floor is more open plan in arrangement with break out areas and a large window to the east providing plenty of natural light to the main work space.

ACCOMMODATION

The accommodation is arranged over ground and first floors and comprises a net internal floor area of 4,946 sq ft, as detailed below:

LEVEL	SQ FT	SQ M
Ground	1,772	164.62
First	3,174	294.87
Total	4,946	459.49



First Floor



TERMS

A new lease will be offered directly with the Landlord. Terms are available upon application.

TENURE

Leasehold.

LEGALS

All terms are subject to contract.

Each party is responsible for their own costs in connection with this transaction.

TIMING

The premises are available from December 2022.





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FURTHER
INFORMATION
& VIEWING

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