

Trafalgar Court

Les Banques, St. Peter Port, Guernsey

PRIME OFFICES



Total Space
4,294 Sq Ft

Parking
+9 Spaces

Aspect
Sea Views

Specification
High Grade

Location
Prominent

Layout
Single Floor Plate

A prestigious headquarters office building located along the eastern sea board, at Admiral Park. The premises is on the second floor and benefits from an open plan floor plate with smart reception area and sea views overlooking the Little Russel.

LOCATION

Trafalgar Court is situated on the eastern seaboard along the main arterial route, connecting St Peter Port's main centre with St Sampsons to the north. Its waterfront position marks the entrance to Admiral Park, which is now Guernsey's new financial services district and the Island's only office expansion area.

Other occupiers nearby include Northern Trust, Canaccord, Aztec Financial Services, Rawlinson Hunter, Trident Trust, Ocorian, Carey Olsen, Intertrust, Butterfield Bank, Bank Julius Baer, Royal Bank of Canada, Aon, JTC and Lancaster Trustees. Waitrose and B&Q are also nearby as well as the very popular Good Rebel Bistro and Bar.



DESCRIPTION

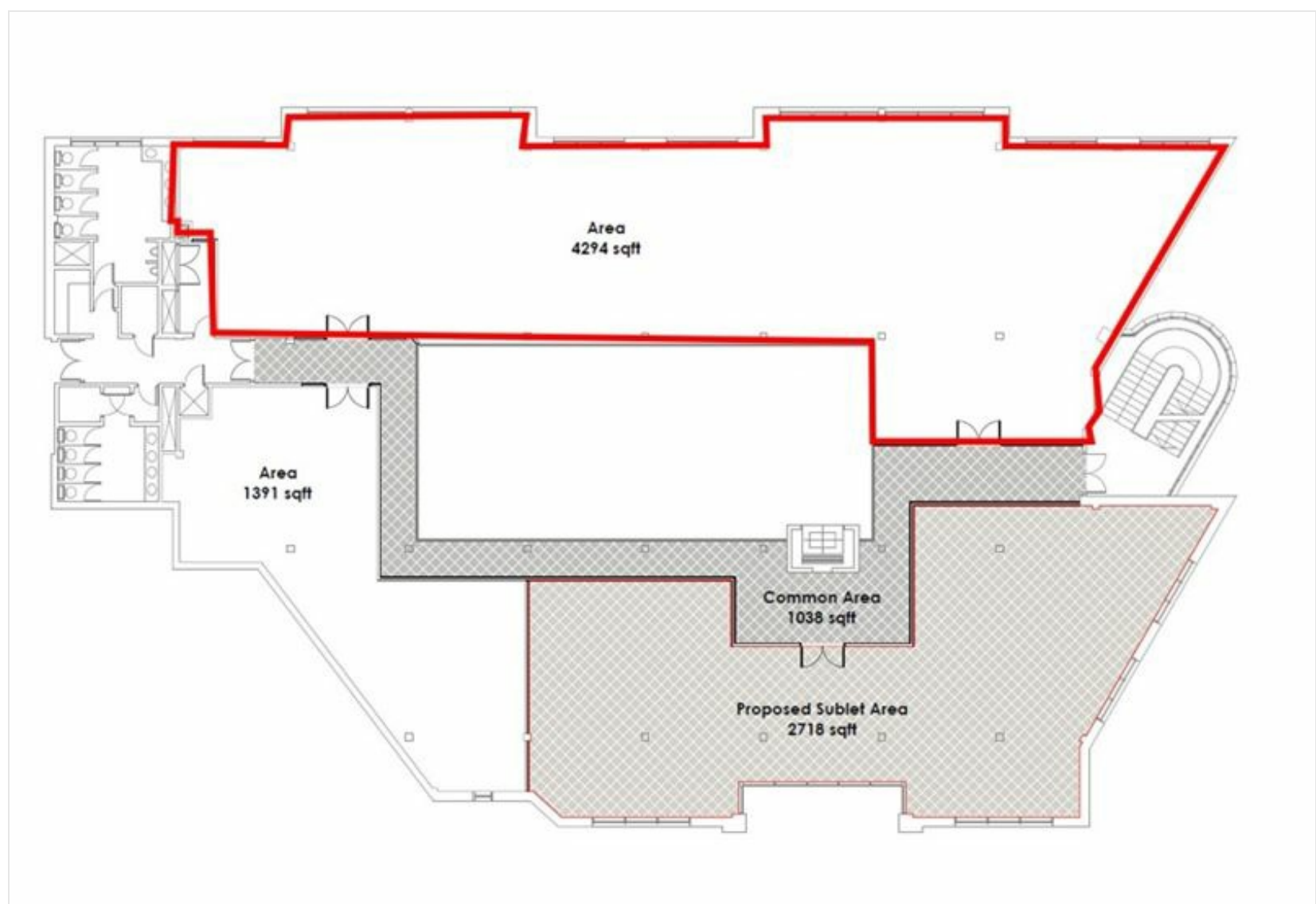
Trafalgar Court is a high grade prime office building, situated in a prominent position and set in generous, landscaped surroundings. The premises themselves are situated on the second floor of the East Wing and provides light and airy accommodation arranged around a single floor plate, with stunning sea views to the south and east. The premises have direct lift access from the main reception lobby on the ground floor, with the floor plate enjoying a central atrium allowing further light to penetrate the space. There are also further lifts to the rear.

The premises is specified to provide raised access flooring and air conditioning throughout and have their own dedicated wcs and shower facilities.

With limited alternatives for large floor plate premises of this size, it provides the perfect opportunity for an occupier to fitout the space to suit their exact requirements.

ACCOMMODATION

The premises comprises 4,294 sq ft of accommodation and is situated on the second floor.



PARKING

The premises comes with 9 onsite parking spaces. In addition, there are a number of shared visitor spaces to the front and rear of the building. There are also opportunities in the vicinity to rent further offsite spaces.

TENURE

Leasehold.

TERMS

The premises are available by way of an assignment of the existing lease, which expires on 30 September 2028. If a tenant requires a longer term certain, an extension of the existing lease can also be considered. Alternatively, the head tenant would consider a sublet of the premises either as a whole or in two separate parts.

LEGALS

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

RENT

Available upon application.

TIMING

The premises are available immediately.



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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