

2 Lefebvre Square

Lefebvre Street, St Peter Port, Guernsey

Centrally Located Office



Total Space
2,129 Sq Ft

Ground Floor
1,172 Sq Ft

First Floor
957 Sq Ft

Location
Centre of Town

Accommodation
Well Presented

Layout
Over Two Floors

Located in the heart of St Peter Port's main retail area, 2 Lefebvre Square provides well presented open plan office accommodation arranged over two floors.

LOCATION

2 Lefebvre Square is located in the heart of St Peter Port's main retail area and is a short walk away from the main financial district and the Royal Courts. It is also in close proximity to the North Beach, Crown Pier and Odeon car parks which offer free long stay car parking facilities to the public.

Other occupiers in the vicinity include Lloyds, The Royal Court, Deutsche Bank, Bank Julius Baer and the St Peter Port Constables Office.

DESCRIPTION

The property provides well presented open plan office accommodation arranged over two floors. It is fitted with carpet tiled flooring, perimeter trunking and fluorescent office lighting.

Both floors offer good sized open plan offices and there are dedicated kitchenette and WC facilities to the rear of the ground floor. The first floor is currently used as an office but could also serve as a meeting room. There is also ancillary storage accommodation on this level.

ACCOMMODATION

The premises offers 2,129 sq ft of office accommodation and comprises the following:

Floor	Area (Sq ft)
Ground	1,172
First	957
Total	2,129

TENURE

Leasehold.

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

RENT

The rent for the property is available upon application.

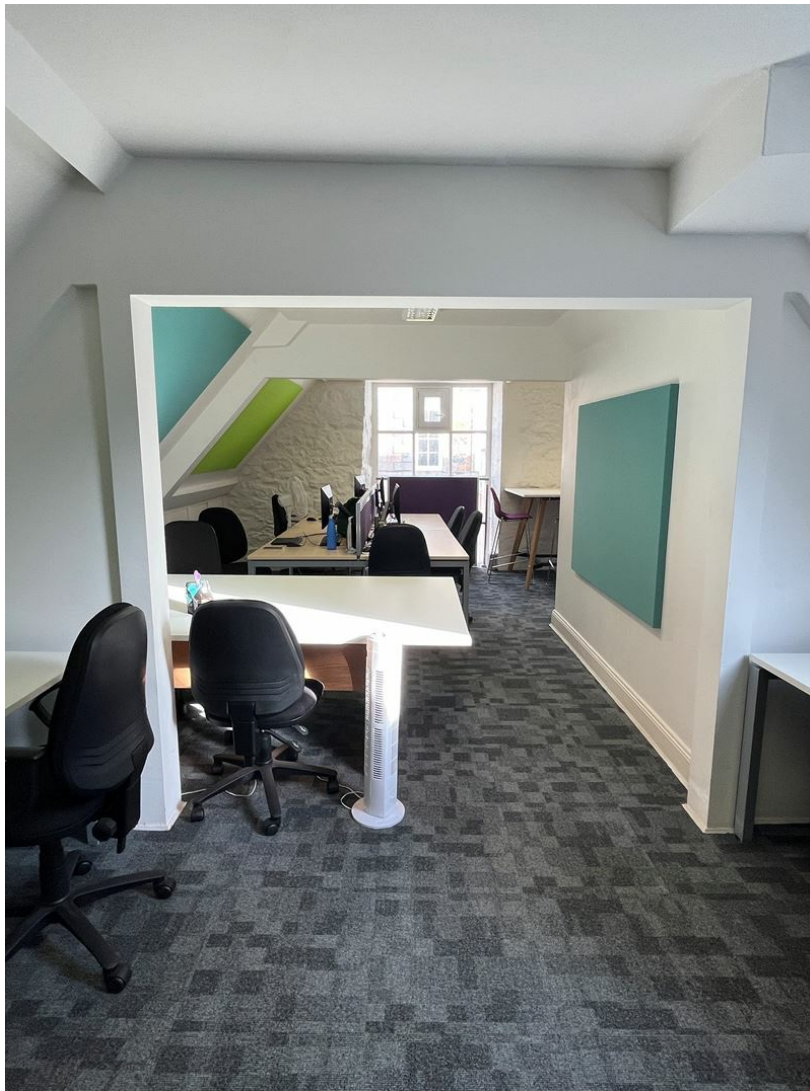
AVAILABILITY

The property is available to rent immediately.

LEGALS

All terms are subject to contract.

Each party shall bear their own legal costs in connection with this transaction.



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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