

# The Foundry

Hubert's Lane, St Peter Port, Guernsey

## Offices with Parking



Total Space  
**1,392 Sq Ft**

Parking  
**4 Spaces**

Specification  
**Move-in**

Location  
**Edge Of Town**

Facilities  
**Kitchen & Shower**

Terms  
**Flexible**

Situated along Hubert's Lane, at the end of Doyle Road, these smart offices are situated on the first floor of the Foundry and provide newly decorated, light and airy accommodation, presented in move in condition.

## LOCATION

The Subject Premises are situated on the outskirts of St Peter Port along Hubert's Lane which is situated to the end of Doyle Road. A pedestrian access route is also provided to Monument Gardens and the Odeon Car Park, which provides further long stay parking. It is therefore very conveniently positioned for those wishing to be near the town centre.



## DESCRIPTION

These smart offices are situated on the first floor of the Foundry and provide newly decorated, light and airy accommodation, presented in move in condition.

Natural light is enhanced by way of velux roof lights and full height glazing inset into the apex of each gable, with a further feature window to the apex which is hipped into the roof along the front elevation. The premises are fully carpeted and are heated by way of oil fire radiators. There is also a ventilation system providing fresh air to this floor.

## ACCOMMODATION

The Subject Premises offers 1,392 sq ft of accommodation and is available with up to four parking spaces. The tenant will also have shared use of the kitchen, wcs and shower facilities on the first floor.

## TENURE

Leasehold.

## USE

The premises enjoy general office use class 16.

## RENT

Upon Application.

## AVAILABILITY

The property is available 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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