

# Eton House

Rue Du Pre, St Peter Port, Guernsey

To Rent as Whole or Part

Rent Upon Application



Total Space  
**11,138 Sq Ft**

Ground Floor  
**1,157 Sq Ft**

Mezzanine  
**172 Sq Ft**

First Floor  
**5,142 Sq Ft**

Second Floor  
**4,667 Sq Ft**

Available  
**Q3 2024**

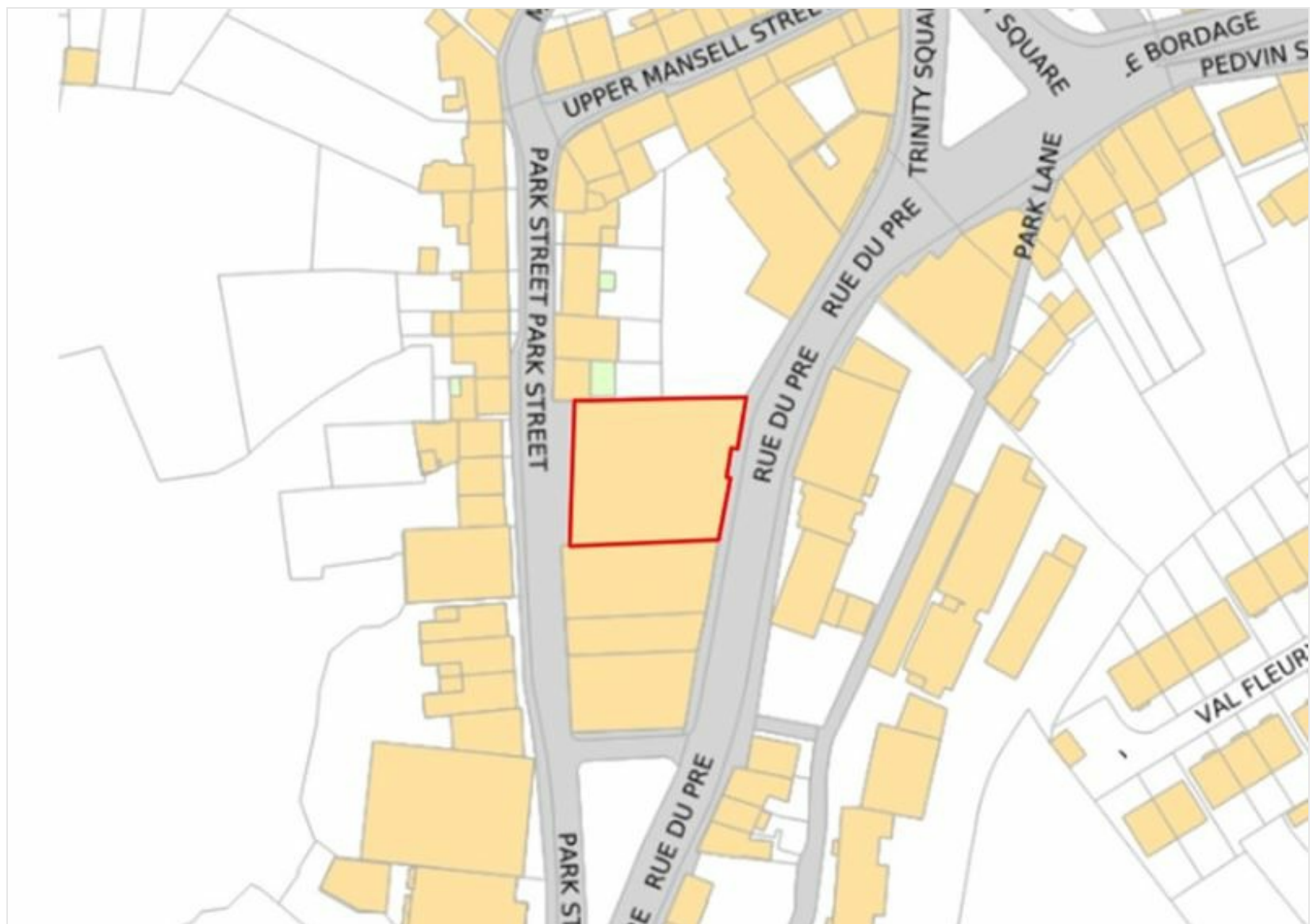
Place du Pre is a prominent office building located on Rue du Pre, St Peter Port, Guernsey. Available to rent as a whole or in part, the property offers refurbished offices with a good level of onsite car parking.

## LOCATION

Eton House is situated on Rue du Pre, St Peter Port, Guernsey, approximately 500m to the south west of St Peter Port's town centre, harbour and central business district.

It is also within close proximity of Trinity Square where it occupies a roadside position along one of the main arterial roads connecting St Peter Port to the southern and western parishes.

Other occupiers in the vicinity include Ferbrache & Farrell, Guernsey Finance, Moore Stephens and the States of Guernsey's main administration office.



## DESCRIPTION

Eton House is an office building arranged over ground, first and second floors. It offers refurbished office accommodation which includes a high speed 8-passenger lift serving all floors, a large smart reception area at street level (Rue du Pre) and a meeting room at ground floor level. There are also WC facilities and kitchenettes.

The offices are fitted with air conditioning, suspended ceilings, recessed office lighting and raised access flooring.

In addition to the office accommodation, there is onsite car parking for 19 cars. 17 of these are within a secure car park whilst there are two external car parking spaces at the rear which are accessed via Park Street.

The property is available to either rent as a whole. Tenancies for parts of the building will also be considered.

## ACCOMMODATION

The property provides approximately 11,551 sq ft of accommodation. This comprises the following:

Floor	Area (sq ft)
Ground	1,769
First	4,971
Second	4,633
Mezzanine	178
<b>Total</b>	<b>11,551</b>

## TENURE

Leasehold.

The property is available to rent by way of a new lease directly with the landlord. It is available to rent either as a whole or in part.

## RENT

The rent for the property is available upon application.

In addition to the rent, the tenant shall be responsible for paying the Tax on Real Property, parish rates, building insurance and utilities associated with the property.

## AVAILABILITY

The property is available to rent from quarter 3 2024.

## 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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