

New Century House

2 Jubilee Terrace, St Peter Port, Guernsey

Stunning Offices



Total Space
2,411 Sq Ft

Sea Views
Stunning

Specification
High End

Location
Central Sea Front

Turn-Key
Fully Furnished

Part Investment
Owner Occupation

Situated on the South Esplanade opposite the bus terminus, these high spec offices are fully air conditioned and offer data cabling throughout. The upper floors boast stunning sea views with a fully equipped boardroom.

LOCATION

New Century House is situated on the South Esplanade, opposite the Bus Terminus in an established office location just off the main retail pitch. Other occupiers in the vicinity include Credit Suisse, BWCI, Walkers, The International Stock Exchange, LTS, Network Insurance and Dunnell Robertson Partnership. Popular cafes and restaurants include Cocos, the Slaughterhouse and Octopus. The popular bathing pools at La Vallette are also nearby in addition to plenty of long-stay public parking.



DESCRIPTION

The property forms part of a terrace of three identical buildings and has previously undergone an extensive refurbishment with entire new rear extension over ground and first floor. Having originally been constructed as a private dwelling, the property contains many original features which give it a great deal of character in addition to a modern, high specification fit out.

The offices are arranged over the lower ground, ground and upper three levels and offer a total of 2,411 sq ft.

The lower ground floor has been tanked in its entirety and dug out to create full height space and accommodates a boardroom which is fitted with feature lighting, carpet tiled flooring, floor boxes and data cabling. The cabling and fitout has been completed to a comparable standard as that found in new purpose built offices, with an archive store also being situated on this floor.

The ground floor accommodation is accessed via a hallway with feature glass wall, located at the entrance of the building. The office is partly fitted with original wooden flooring in addition to feature lighting, fixed power and data points, large windows and inbuilt storage. The floor also benefits from a kitchenette, two dedicated wc's and a small outdoor patio area.

The first floor office is fitted to a similar specification as is the ground floor and again benefits from a kitchenette as well as a Juliette balcony to the rear.

The second and third floor provide further office accommodation together with meeting rooms, wc's and shower facilities and can be offered fully furnished if required.

Benefitting from an easterly aspect, the upper floors enjoy stunning views over the Harbour and Castle Cornet and are presented in excellent condition.

KEY FEATURES

- ▣ Refurbished to a high specification
- ▣ Brand new rear extension
- ▣ Fully tanked basement
- ▣ Air conditioned throughout
- ▣ Data cabling on all floors
- ▣ Security system
- ▣ Stunning sea views from the upper floors
- ▣ Fully equipped boardroom
- ▣ Stunning high end finish
- ▣ Electronic access system

ACCOMMODATION

The property provides 2,411 sq ft of office accommodation arranged over lower ground and three upper floors. This comprises the following:

Floor	Sq ft
Lower Ground	264
Ground	727
First	729
Second	364
Third	327
Total	2,411

TENANCY

The property is subject to two FRI leases on the lower three floors, with service charges being payable in respect of the common parts and external areas:

The offices on the Ground and Lower Ground Floors are let to three floors are currently occupied by two separate tenants.

- ▣ The Ground and Lower Ground floors are subject to a lease with EYECON Alderney Ltd at an initial rent on an initial rent of £30,000 per annum, subject to outstanding GRPI rent reviews for 2019 and 2022. Their lease commenced on 13 January 2016 and expires on 12 January 2024. The landlord also holds a rent deposit on their behalf of £7,500.
- ▣ The First Floor is subject to a lease with Hudson CIS (Guernsey) Ltd, guaranteed by Hudson Contract Services Limited. This lease was for an initial three year period to 18 February 2024 at a rent of £30,600 per annum. The tenant is keen to remain in occupation following expiry and would also be open to relocating to the second and third floors.

If required, the second and third floors are offered with vacant possession, making the property ideal for part owner occupation and part investment purposes, for those looking for a headquarter building in the heart of the town centre.

TENURE

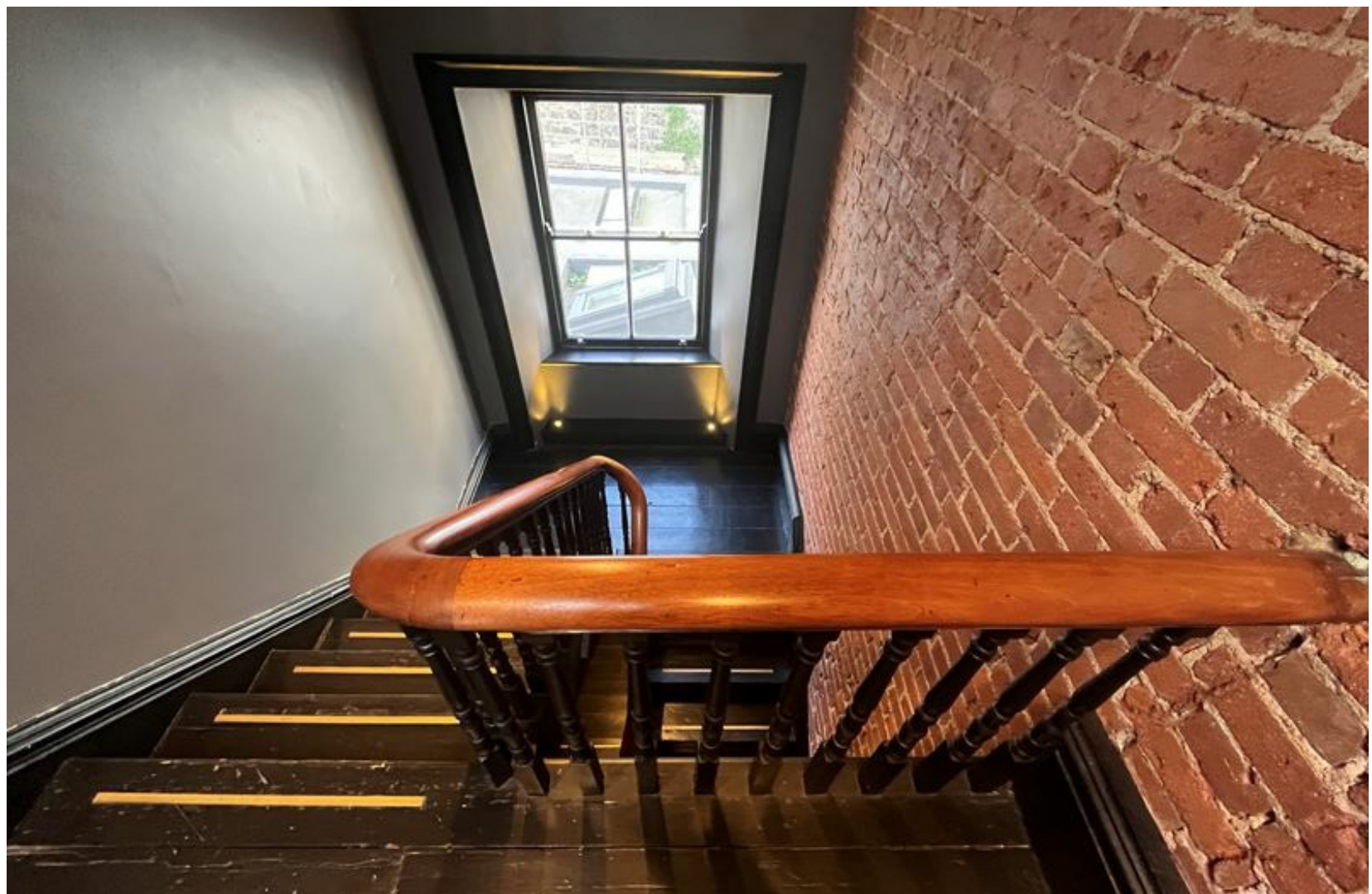
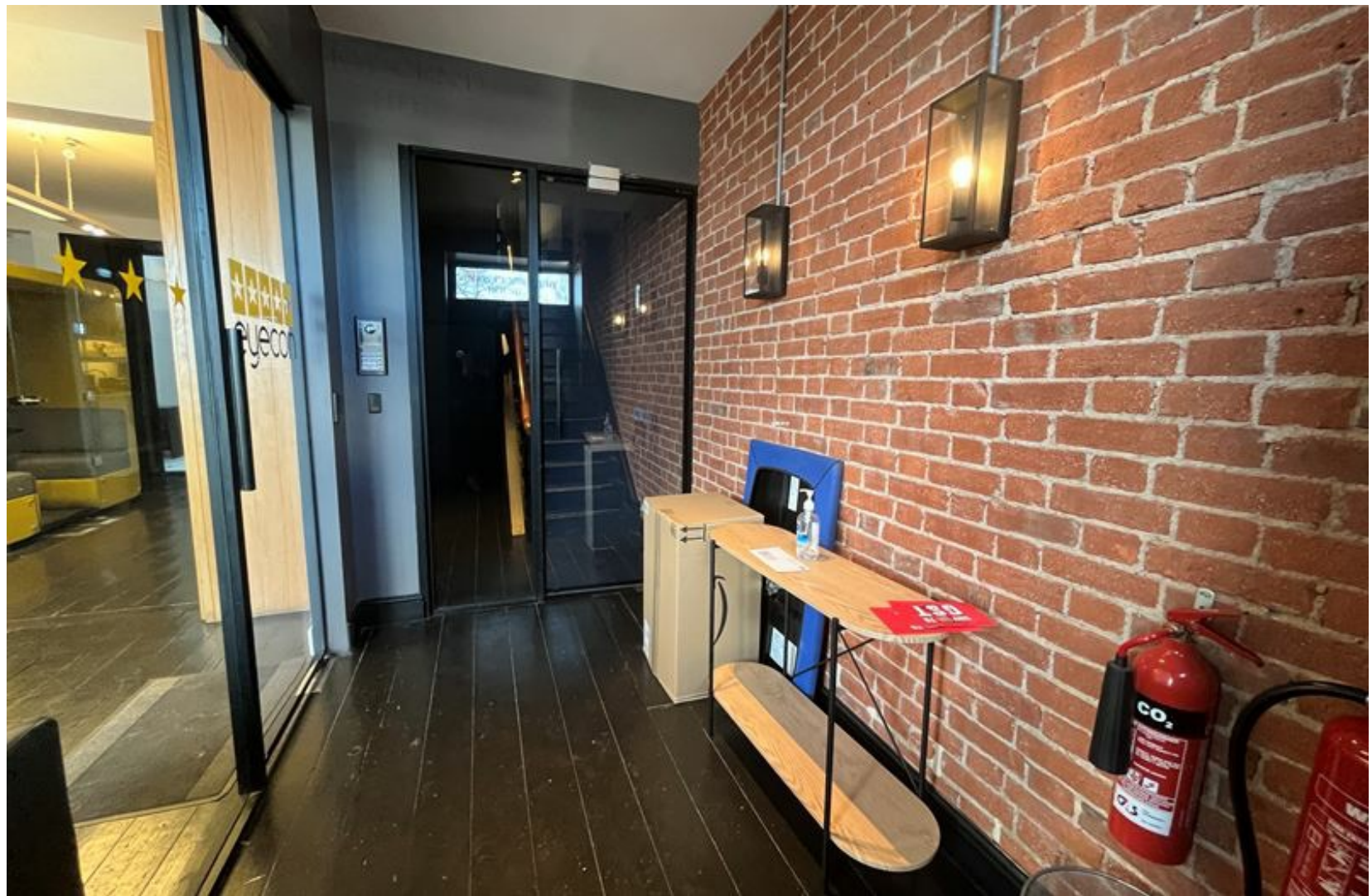
Freehold. The property is available to purchase.

AVAILABILITY

The property is available immediately.

LEGALS

Each party is responsible for its own legal costs.
All terms are subject to contract.





Our Services

Watts Property Consultants are able to offer the full range of commercial property services to meet clients' requirements.



Valuation

We have a team of RICS Registered Valuers who combine experience, local market knowledge and high standards of professionalism to provide valuation reports tailored to provide clients with the information they require.

Property Management

Our dedicated Property Management Team has a broad range of technical and financial management skills to ensure the properties we manage are in safe hands.

FURTHER INFORMATION & VIEWING

Joanna Watts

MA Cantab MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 130686
E: jo.watts@watts.property

Wing Lai

MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 412578
E: wing.lai@watts.property

Every care is taken in the preparation of these particulars, however, Watts Property Consultants Ltd nor its agents nor the vendor are responsible for any errors, omissions or mis-statements contained within them. They do not constitute an offer or contract and no employee of Watts & Co Ltd has the authority to make or give any representation, or warranty in relation to this property. Prospective purchasers and/or tenants should conduct their own investigation before making any agreement to purchase or lease this property. Measurements are given for guidance purposes only and are approximate.