

# St Peter Port House Suite B

Sausmarez Street, St Peter Port, Guernsey

Ground Floor Office

Competitive Rents



Total Space  
**2,539 Sq Ft**

Location  
**Central**

Specification  
**Cat A**

Car Parking  
**8 onsite spaces**

Rent  
**Upon Application**

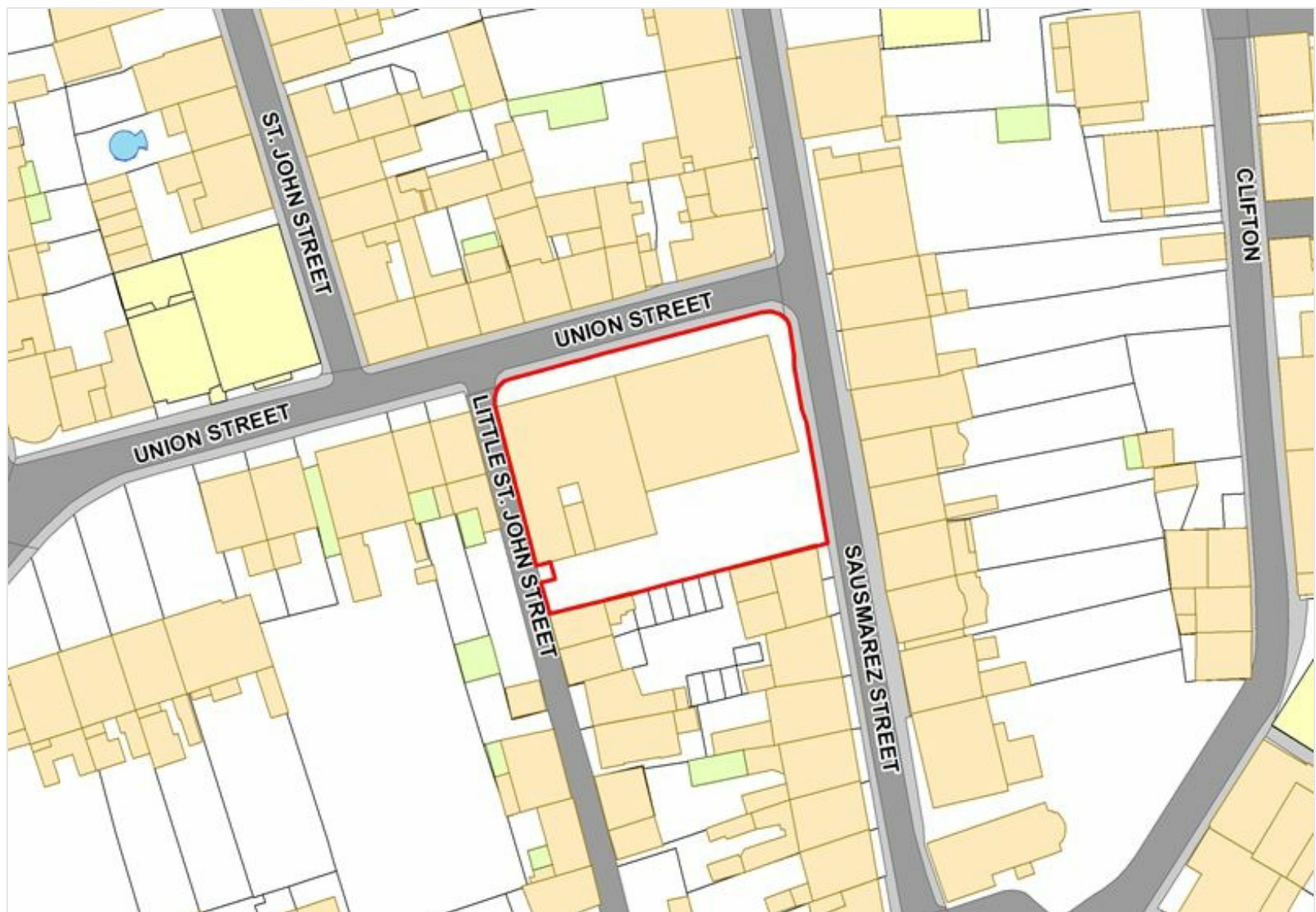
Available  
**July 2023**

Occupying a central position in St Peter Port, a short walk from the High Street and main financial district. The available premises is located on the ground floor of the building and offers approximately 2,539 sq ft of newly refurbished office accommodation.

## LOCATION

St Peter Port House occupies a corner position on the intersection of Sausmarez Street and Union Street, just off The Grange. It therefore sits in a central position in the town centre and is a short walk from the Law Courts, central business district and the main retail pitch. Other occupiers in the vicinity include First Intuition, Grant Thornton, Ravenscroft, Vistra, Trinity Chambers, Sidney Charles and The Guernsey Training Agency.

Long stay public car parking is available at the Odeon car park and additional on street parking is located in the immediate vicinity.



## DESCRIPTION

The available premises is located on the ground floor of St Peter Port House. The premises are accessed from a smart communal entrance lobby and are arranged over a single floor plate and have been fitted with carpet flooring, suspended ceiling, LED lighting, air-conditioning, a mixture of floor boxes and perimeter trunking with power and data. The premises have excellent levels on natural light, by virtue of the generous ceiling heights and large windows on two elevations.

The incoming tenant can take advantage of the current board room and reception area, but the two internal meeting rooms and the file store/comms room will be reinstated back to open plan condition, as part of the outgoing tenant's dilapidations.

## ACCOMMODATION

In total, the premises provides approximately 2,539 sq ft of office accommodation. Externally, there is allocated onsite car parking for eight cars.



## TENURE

Leasehold.

The premises is available by way of a new lease direct with the landlord.

## RENT

The rent for the premises is available upon application.

In addition to the rent, the tenant is responsible for contributing towards the service charge for the building and the usual occupational costs such as tax on real property, parochial rates and building insurance.

## AVAILABILITY

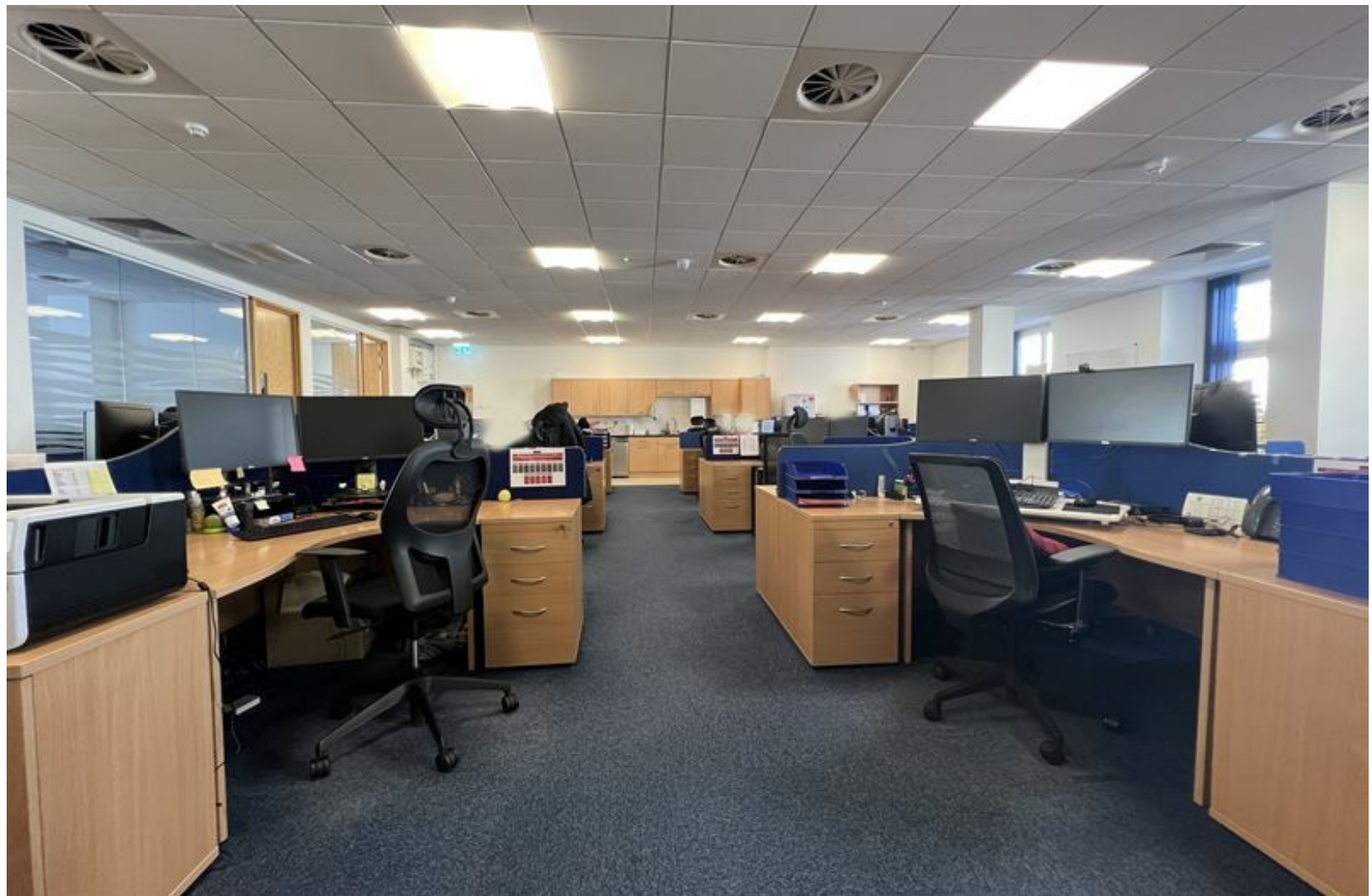
The premises is available to rent from July 2023.

## 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

**Wing Lai**

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

**Joanna Watts**

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