

St Peter Port House Suite G

Sausmarez Street, St Peter Port, Guernsey

Smart Offices

Competitive Rents



Total Space
1,292 Sq Ft

Location
Central

Specification
Newly Refurbished

Car Parking
3 onsite spaces

Rent
Upon Application

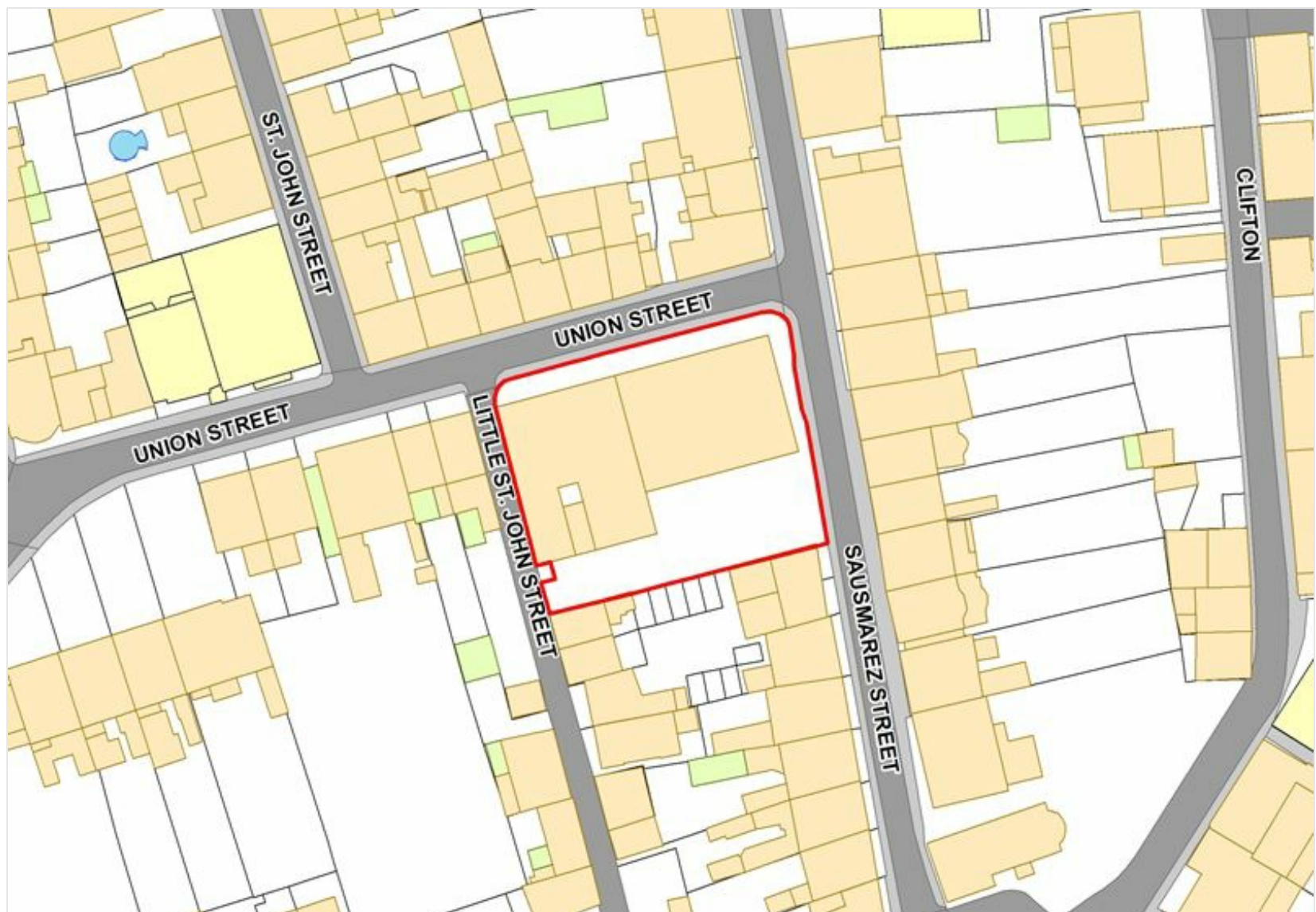
Available
July 2023

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 and first floors and offers approximately 1,292 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 premises are accessed from a communal entrance lobby and are arranged over ground and first floor, having been fitted with carpet flooring, suspended ceiling, LED lighting, air-conditioning, a mixture of floor boxes and perimeter trunking with power and data. It has excellent levels on natural light, by virtue of the generous glazing and the large picture window spanning the ground and first floors. Whilst they enjoy their own dedicated wcs and kitchenette, they also have use of the common wcs and shower facilities in the common areas.

ACCOMMODATION

In total, the premises provides approximately 1,292 sq ft of office accommodation arranged over ground and first floors. Externally, there is allocated onsite car parking for three 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.

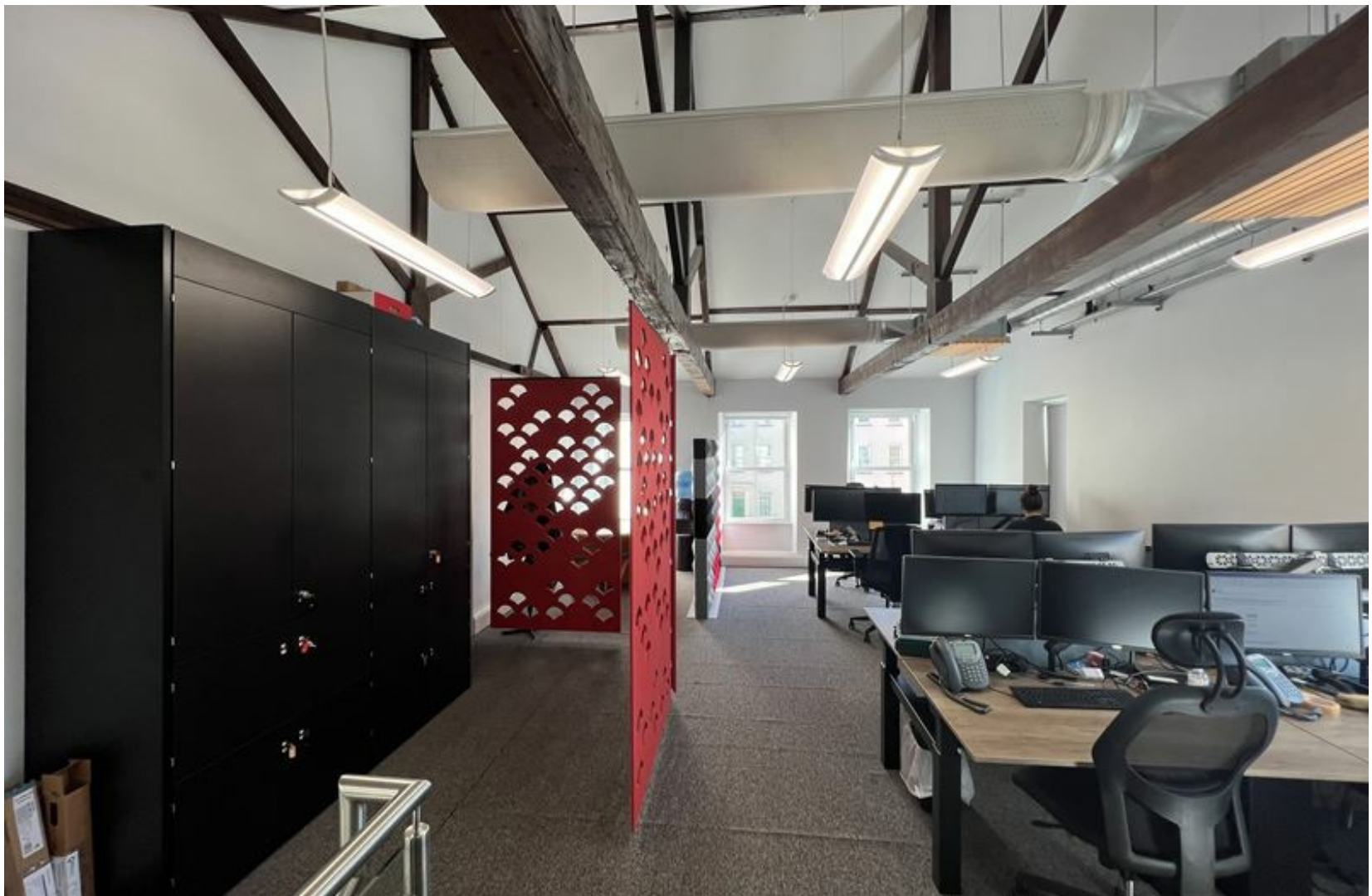
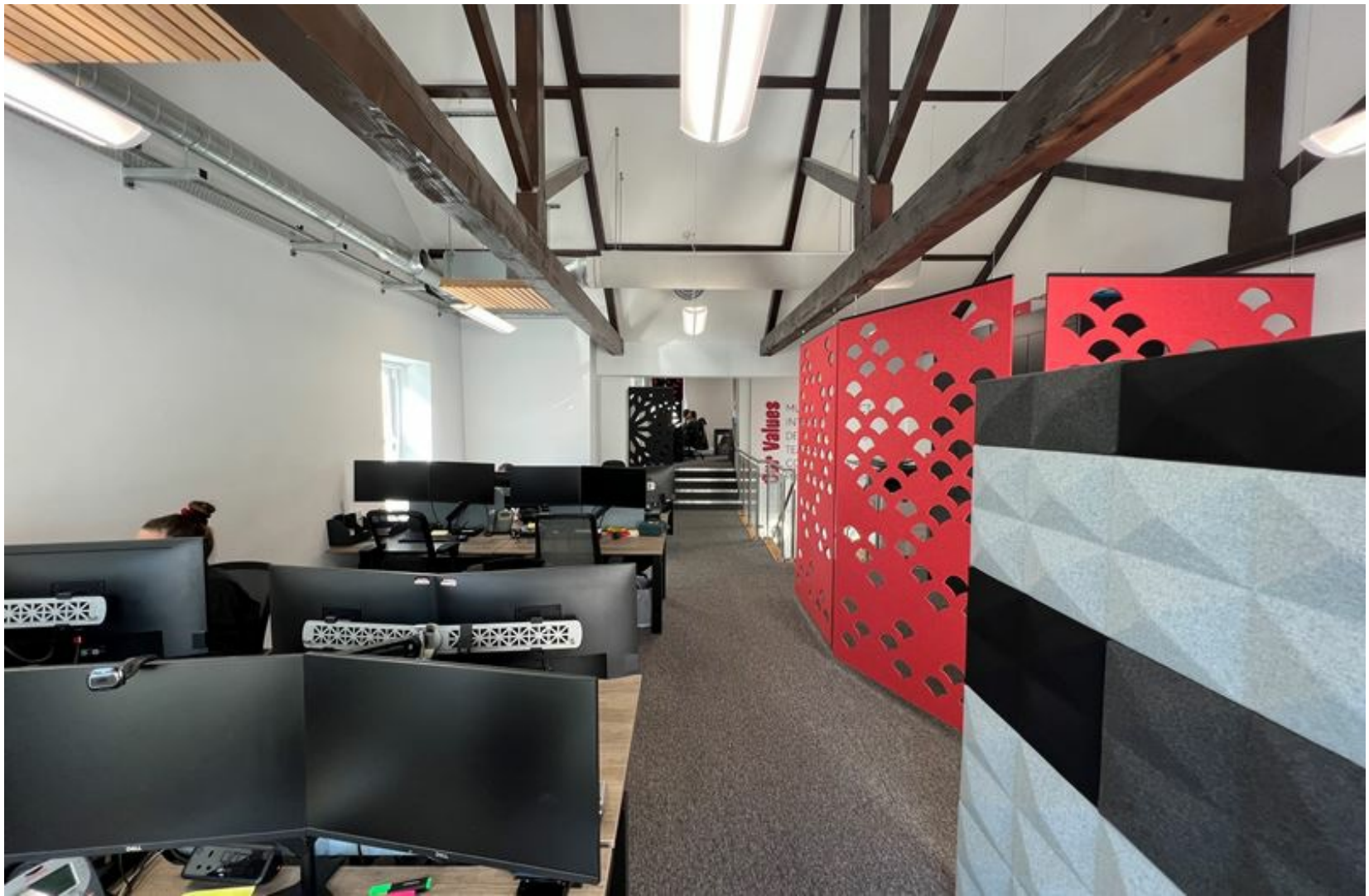
AVAILABILITY

The premises is available to rent from July 2023.

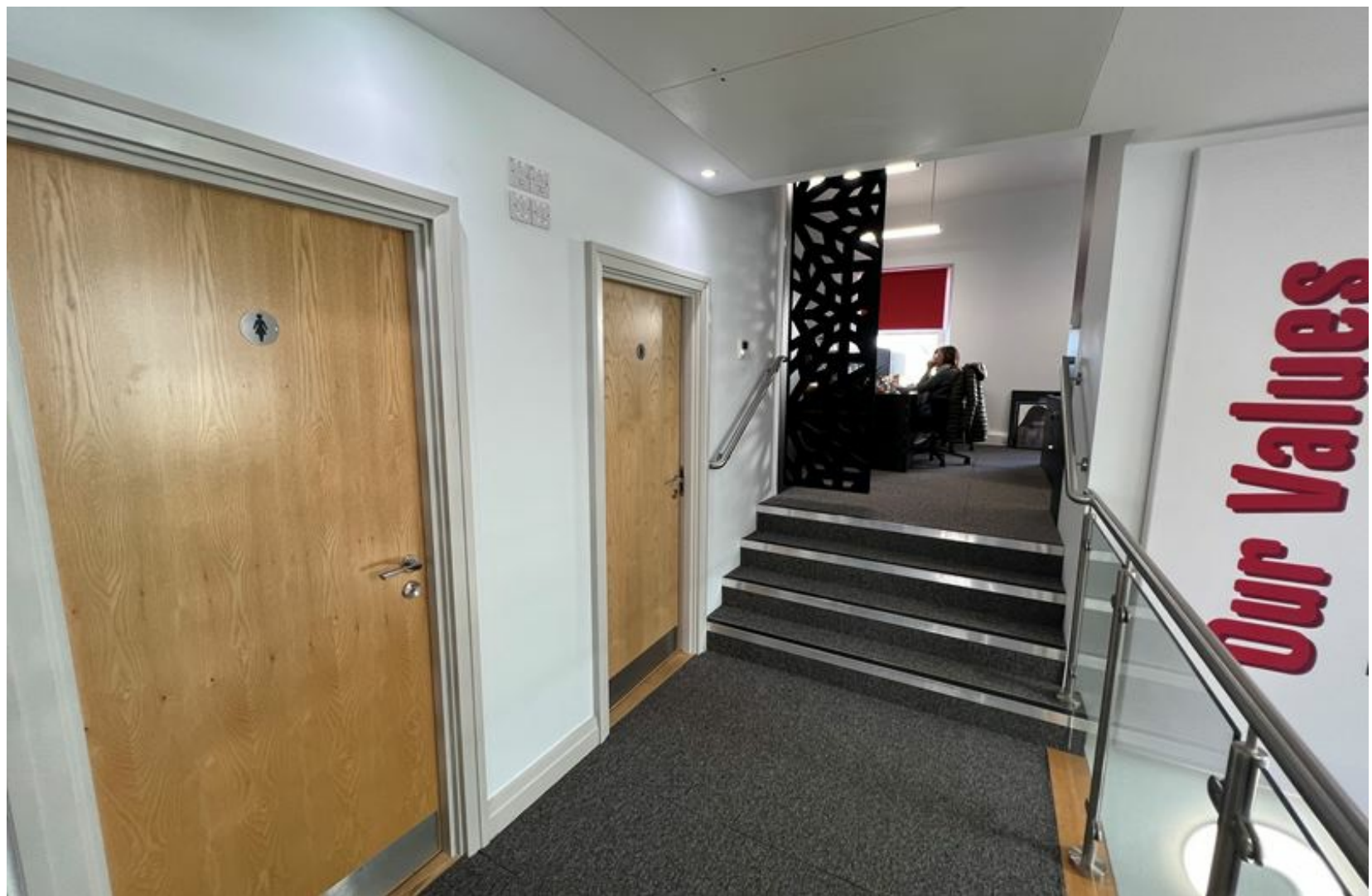
LEGALS

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

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