

Hirzel Court, Block A

Hirzel Street, St Peter Port, Guernsey

Available as Whole / Part



Available Space
1,186 Sq Ft

UNDER OFFER
Suite 4
670 Sq Ft

Car Parking
Onsite

LET
Suites 1 & 2
1,365 Sq Ft

Suite 5
1,186 Sq Ft

To Rent
As a whole / part

LET
Suite 3
708 Sq Ft

Location
Central

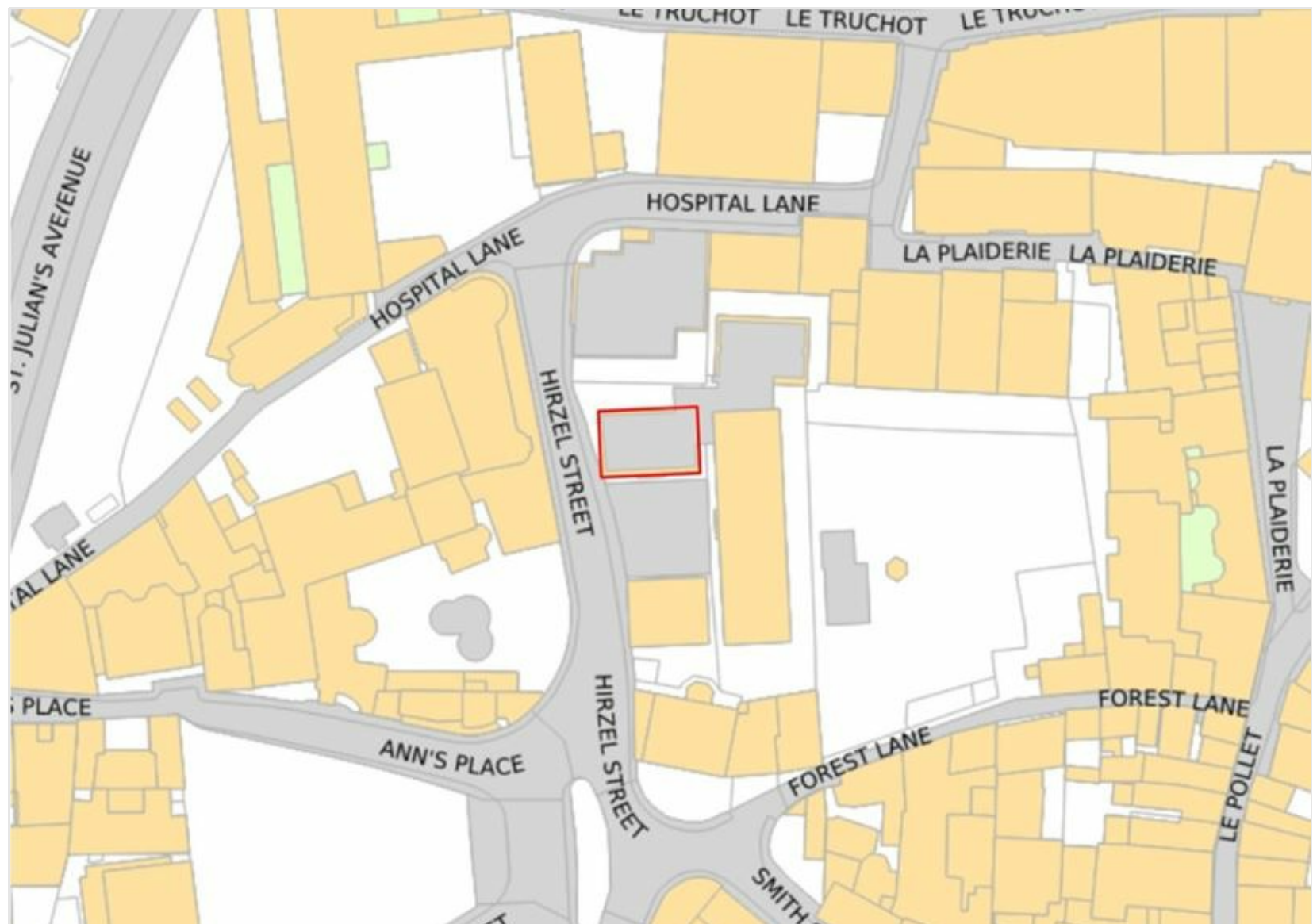
LOCATION

Located on Hirzel Street in the centre of St Peter Port, Hirzel Court, Block A is perfectly positioned to take advantage of the town centre's infrastructure. Particularly as it is a short walk from the High Street, the main financial district and all the amenities the town has to offer.

In the immediate vicinity is a mix of cultural, leisure, residential and retail facilities, all of which are complemented by the town's transport links.

The Royal Court is also located nearby and has attracted a number of legal firms such as Appleby, AFR and Randall & Loveridge to the area, as well as other occupiers such as Utmost Worldwide, Oak and Travelcorp.

Short term on street parking is located in the immediate vicinity whilst long stay public car parking is located nearby at the Odeon car park.



DESCRIPTION

Block A, is arranged over three floors and comprises of four suites.

Each suite is accessed via a central stair core and generally fitted with carpet tile flooring, suspended ceiling with recessed LED lighting, perimeter trunking with power and data points, wall mounted air-conditioning units and kitchenettes. As it has plenty of fenestration, it benefits from good levels of natural light.

Suites 1 & 2 also has a shower fitted.

Toilet facilities are located in the central stair core and, externally, there is allocated on site car parking.

ACCOMMODATION

The workspace provides accommodation from 670 sq ft – 3,929 sq ft.

| Suite | Level | Area (sq m) | Area (sq ft) | Parking Spaces |
|--------------|-------|-------------|--------------|----------------|
| Suites 1 & 2 | G | 65 | 1,365 | 3 |
| Suite 3 | 1 | 66 | 708 | LET |
| Suite 4 | 1 | 62 | 670 | 2 |
| Suite 5 | 2 | 110 | 1,186 | 2 |
| Total | | 303 | 3,929 | 9 |

The property is available to rent as a whole or in part.

TENURE

Leasehold.

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

RENT

The rent for the premises is available upon request.

In addition to the rent, tenants will be responsible for paying a service charge, tax on real property, parish rates, building insurance and utilities.

LEGALS

All terms are subject to contract.

Each party shall bear their own legal costs in connection with this transaction.

Our Services

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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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