

# 1 Le Truchot

St Peter Port, Guernsey

Centrally located



Total Space  
**1,974 Sq Ft**

Location  
**Central**

Specification  
**Newly Refurbished**

Available  
**Immediately**

Rent  
**Upon Application**

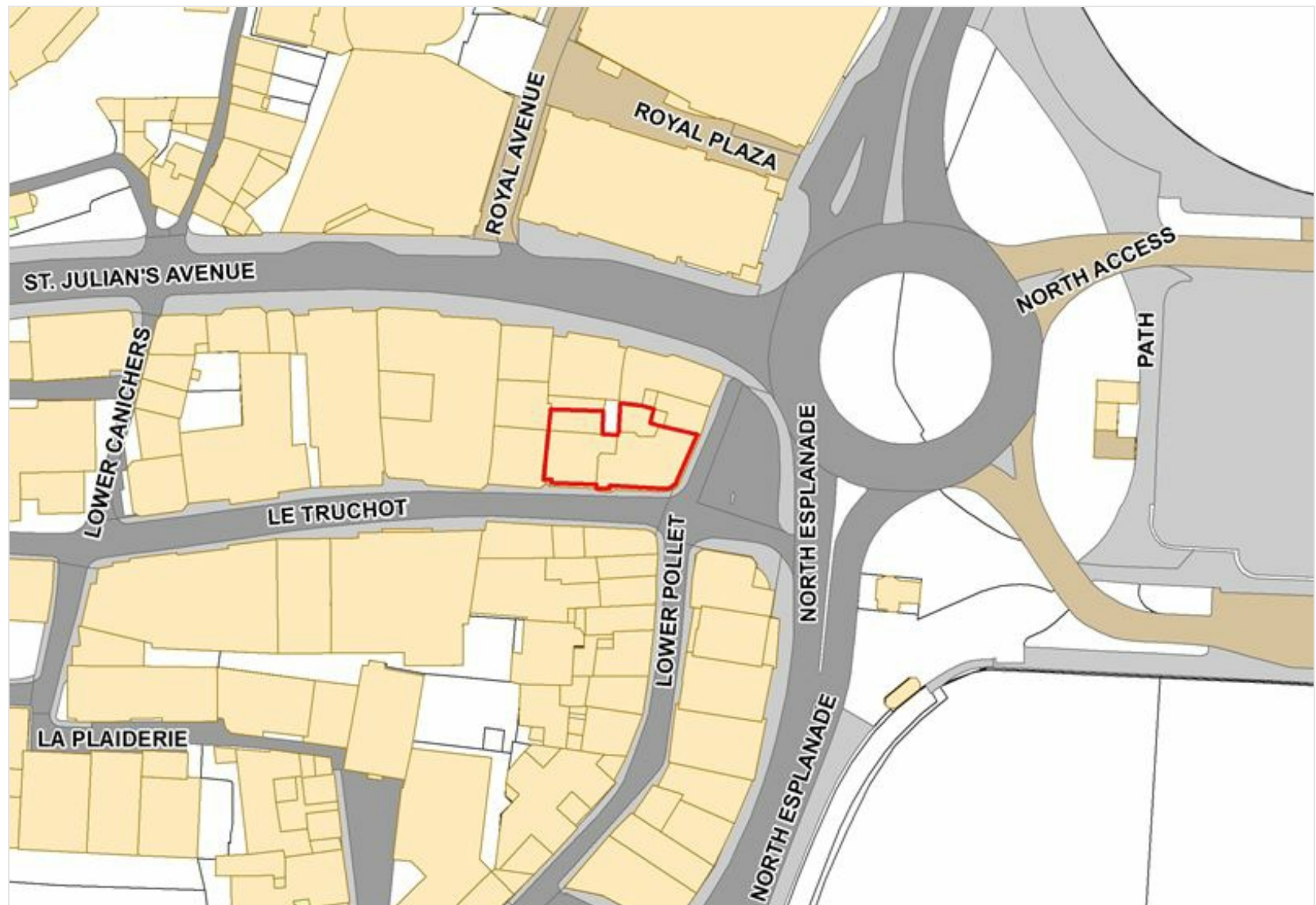
Features  
**Fully Fitted**

The available premises is centrally located in town and situated on the first floor. It is an open plan office with the benefit of a boardroom, meeting room, kitchen, executive office, store and server rooms.

## LOCATION

1 Le Truchot is located in the heart of St Peter Port, in close proximity to the main retail pitch and the central business district. Other occupiers in the vicinity include RBSI, BNP Paribas, PwC, Ernst & Young, Barclays, SG Hambros, Rothschild Bank and Ogier.

It also benefits from being in close proximity to the North Beach and Salarie public car parks.



## DESCRIPTION

1 Le Truchot is a multi-tenanted office building arranged over five floors.

The available premises is located on the first floor and comprises approximately 1,974 sq ft of accommodation. It is an open plan office with the benefit of a boardroom, meeting room, kitchen, executive office, store and server rooms. The majority of the accommodation is fitted with air-conditioning, raised access flooring, carpets and suspended ceilings.

## ACCOMMODATION

The premises comprises 1,974 sq ft.

## TENURE

Leasehold

## TENANCY

The premises is available by way of an assignment of an existing lease which is due to expire on 23 June 2025. A service charge is payable in respect of the common parts. The rent and other terms are available upon application.

Subject to negotiation, the existing furniture could be made available to any ingoing tenant as part of the assignment of lease.

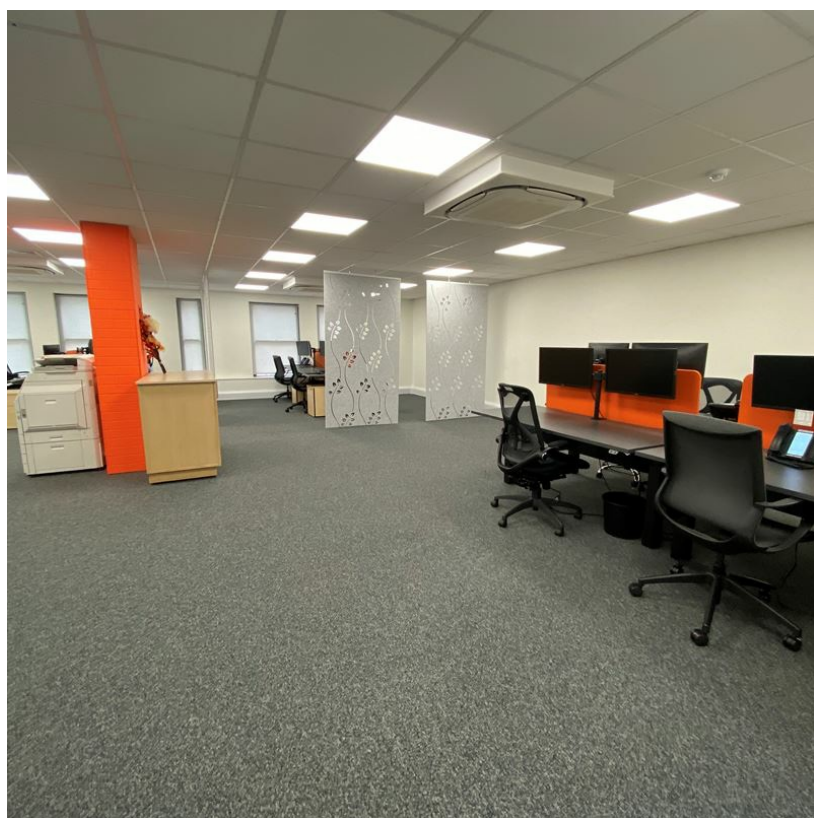
## LEGALS

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

## AVAILABILITY

The premises is available immediately









## 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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