

Dixcart House

Sir William Place, St Peter Port, Guernsey

Centrally Located Offices

Price Upon Application



Total Space
5,388 Sq Ft

Mezzanine Floor 1
563 Sq Ft

1st Floor
1,955 Sq Ft

Mezzanine Floor 2
568 Sq Ft

2nd Floor
1,859 Sq Ft

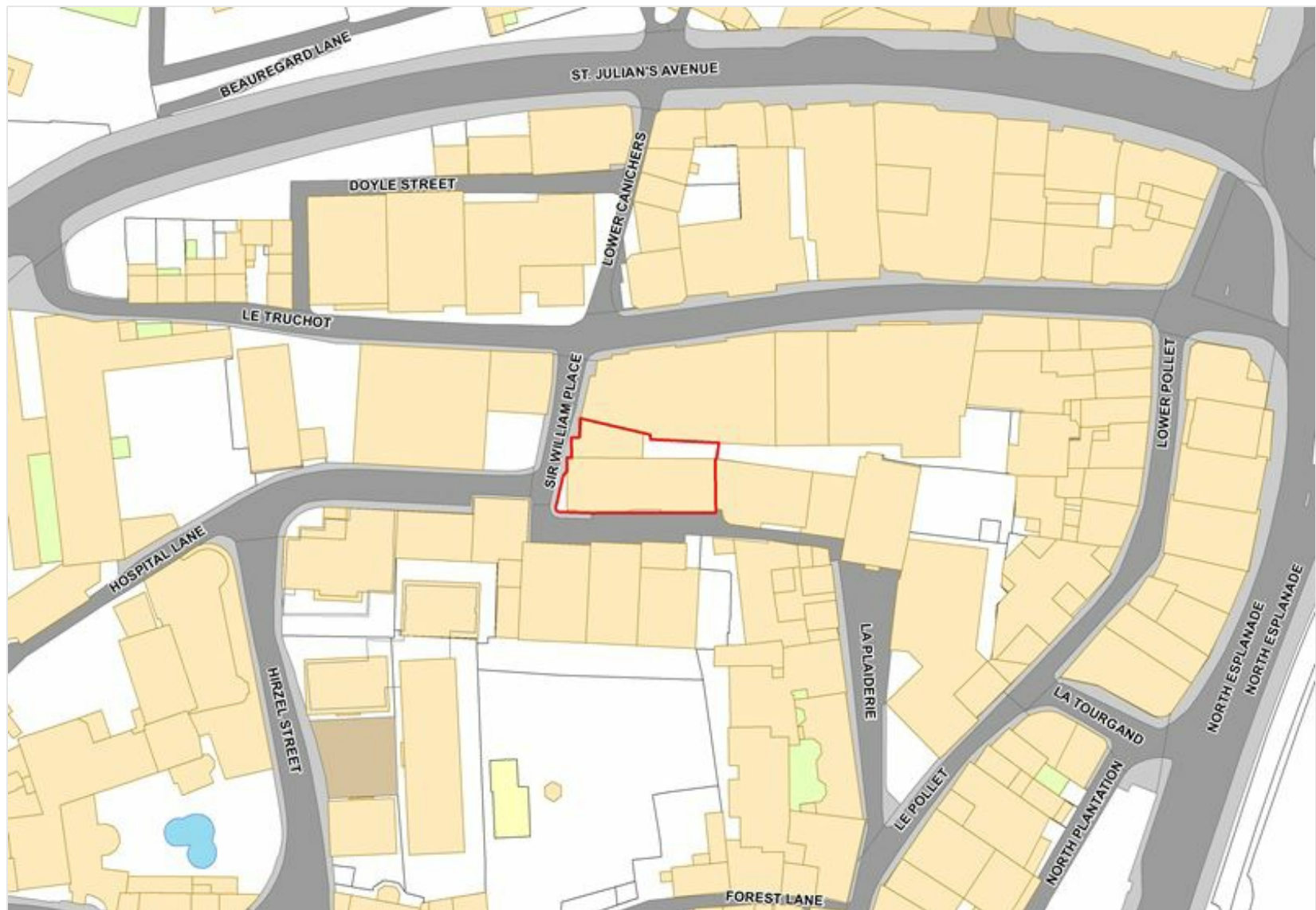
Mezzanine Floor 3
443 Sq Ft

Dixcart House occupies a central location in the heart of St Peter Port's town centre. The premises is arranged over five floors within the building and is available to rent as a whole or in part.

LOCATION

Dixcart House is situated in Sir William Place, a central location in the heart of St Peter Port's financial district and the main retail area. It is in close proximity to the North Beach Public Car Park and Guernsey's Royal Court.

Other occupiers in the vicinity include Babbe, Rothschild, Utmost Worldwide, Lloyds TSB, Praxis IFM as well as other national and local occupiers.



DESCRIPTION

The available premises are arranged over five levels and have been generally fitted with suspended ceiling with recessed office lighting, carpet tiled flooring, air conditioning units and channeled flooring in parts. The larger units also have the benefit of kitchenette.

Within the common areas are shared WC facilities.

ACCOMMODATION

The premises provides 5,388 sq ft of office accommodation arranged over four office units. This comprises the following:

Description	Area (sq ft)
Mezzanine Floor 1	563
1st Floor	1,955
Mezzanine Floor 2	568
2nd Floor	1,859
Mezzanine Floor 3	443
Total	5,388

In addition to the office accommodation, there are also two storage rooms in the basement of the building which provide an additional 414 sq ft. A breakdown of this is as follows:

Description	Area (sq ft)
Basement Storage 1	205
Basement Storage 2	209
Total	414

The premises is available to rent either 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, the tenant shall also pay the service charge, tax on real property, parish rates, building insurance and utilities associated with the premises.

AVAILABILITY

The premises are available to rent upon the existing tenant vacating.

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.



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.