

Upper Floor, Unit 8, Market Buildings

Fountain Street, St Peter Port, Guernsey

Unique Town Office

Rent Upon Application



Total Space
3,301 Sq Ft

West Unit
1,673 Sq Ft

East Unit
1,628 Sq Ft

Accommodation
2 Open Plan Units

Specification
Well Presented

Ceiling
Vaulted with Timber

Offering predominantly open plan offices, it has a vaulted ceiling, stained glass windows and is located in central town.

LOCATION

The Upper Floor of Unit 8 is located within the Market Buildings, in the centre of St Peter Port. It sits towards the southern end of Fountain Street which is in close proximity to the Albert Pier Public Car Park, High Street and the main retail area.

Other occupiers in the vicinity include The Guernsey Registry, Law Officers of the Crown, Cherry Godfrey and The Digital Greenhouse.



DESCRIPTION

The Upper Floor of Unit 8 can either be accessed via a dedicated stairwell serving the premises from the Inner Street or a communal lobby and stairwell which is off Fountain Street. From the Fountain Street entrance, there is also a passenger lift which serves each floor of the building.

The premises is located on the fifth level of the building and is arranged over two offices. Both have an impressive vaulted ceiling and stained glass windows with stunning views over St Peter Port's harbour and Castle Cornet. It is also fitted with wood effect flooring, ceiling hung office lighting, air conditioning and raised access flooring.

The two offices are interconnected by an impressive walkway with glass balustrades overlooking the Inner Street.

Although offered in predominantly an open plan layout, the premises also has cellular meeting rooms / offices.

It also has its own dedicated WCs and shower facilities.

ACCOMMODATION

The premises provides approximately 3,301 sq ft of office accommodation.

Location	Area (sq ft)
West Unit	1,673
East Unit	1,628
Total	3,301

The premises is available to rent as a whole or the units can be let individually.

TENURE

Leasehold.

The premises is available to rent by way of an assignment of an existing lease up to 31 December 2033 or by way of a sublease with the existing tenant up to 31 December 2027.

RENT

The rent for the premises is available upon application.

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.

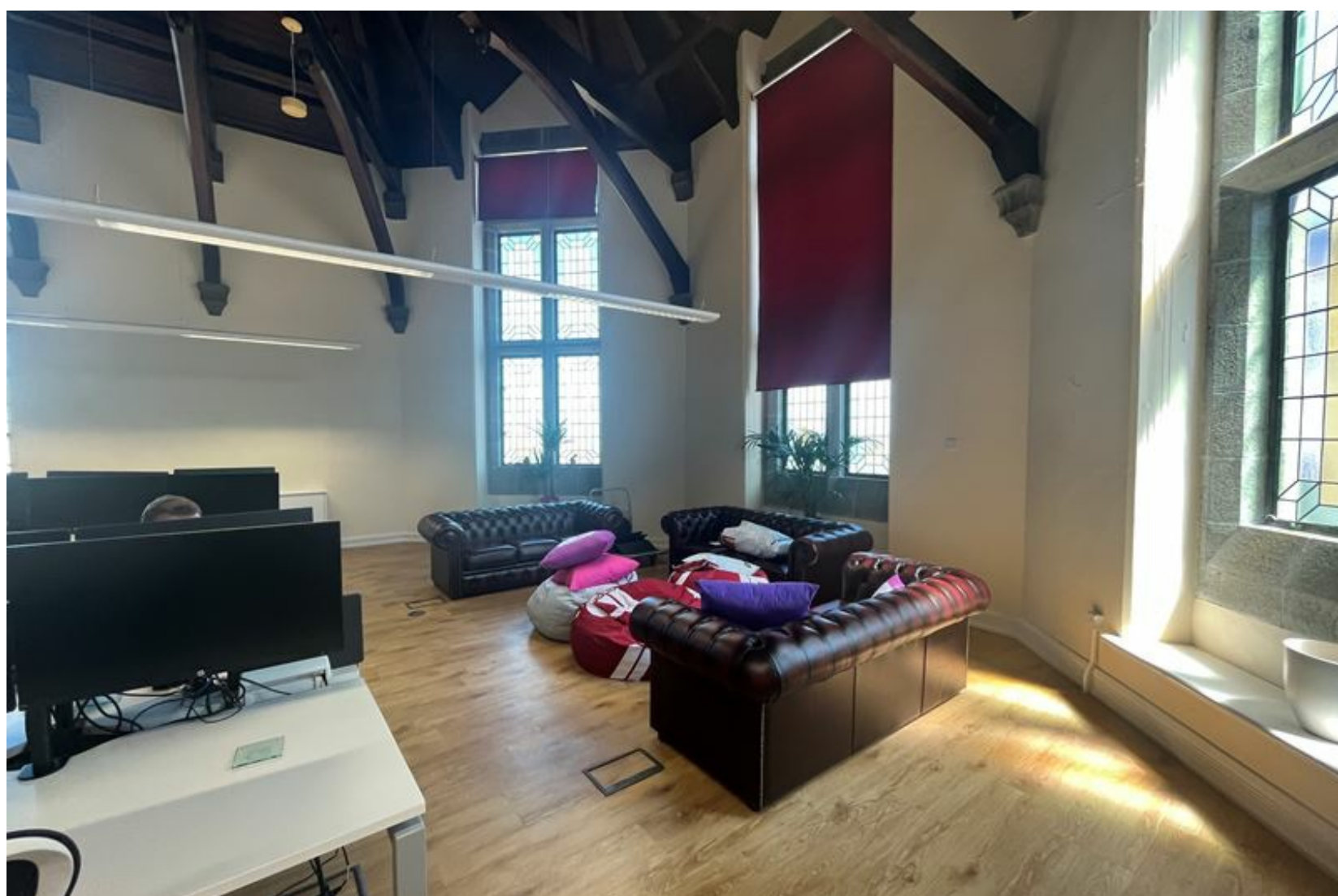
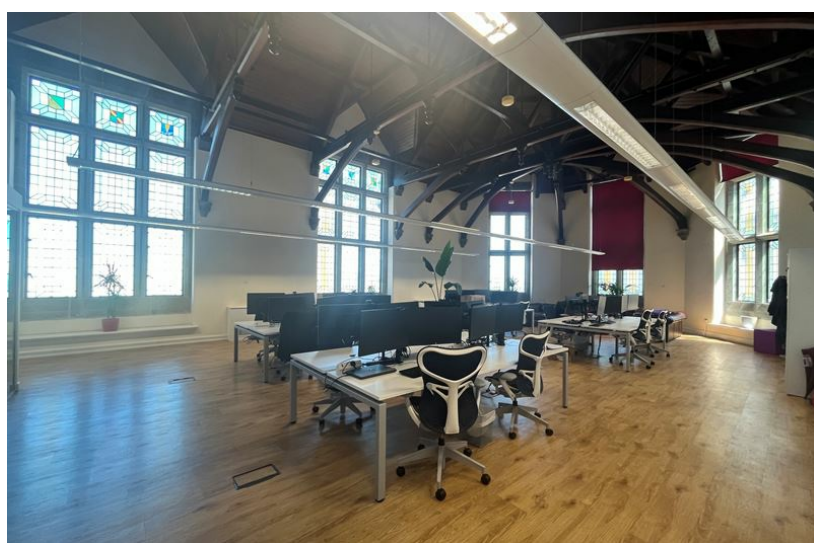
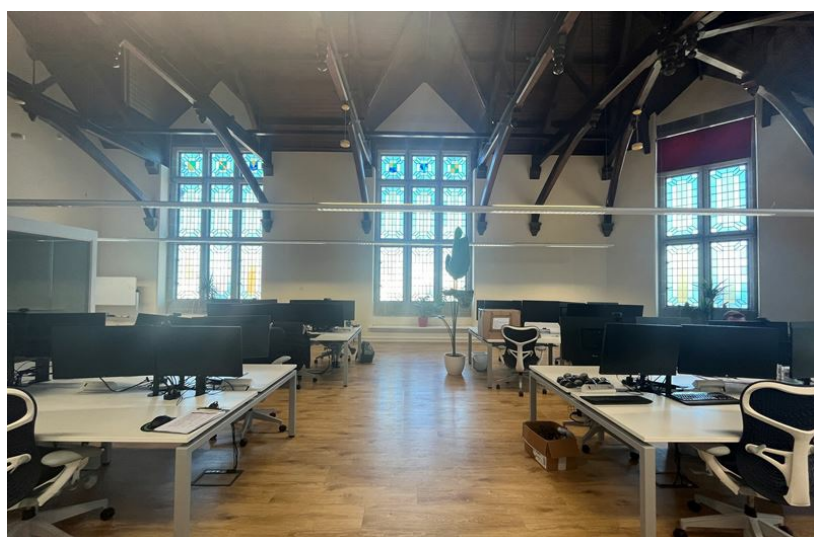
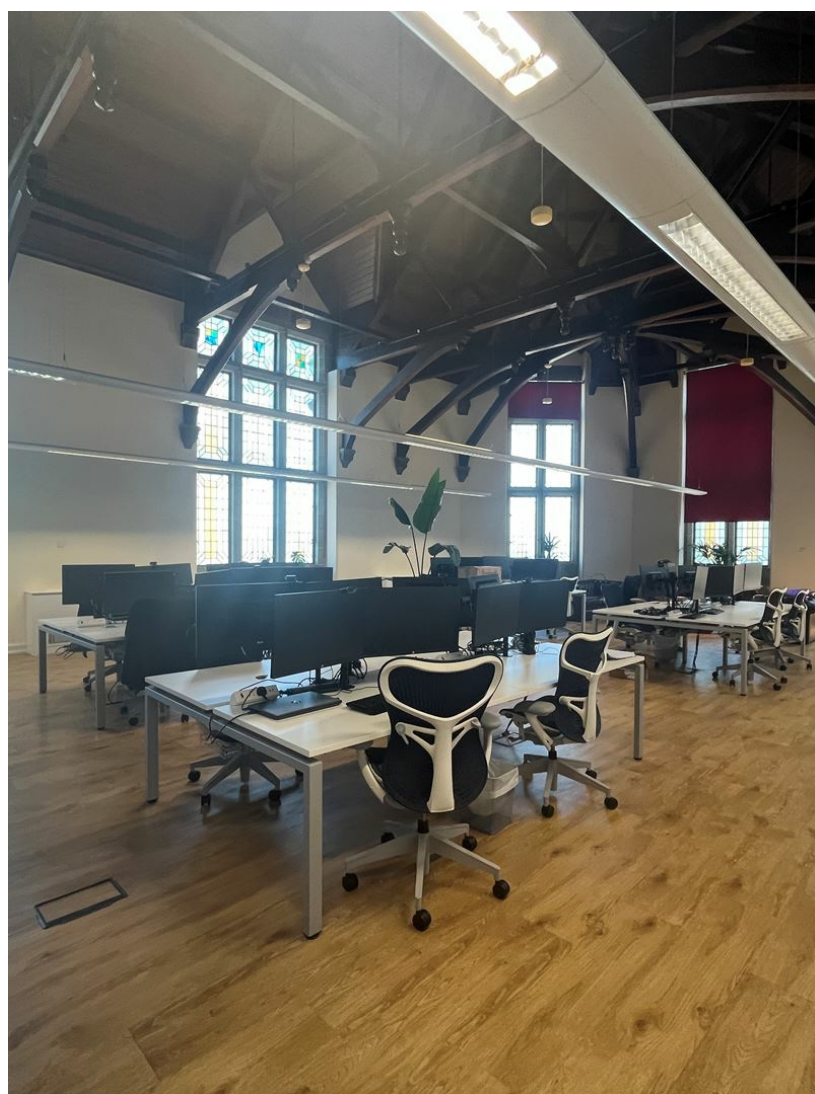
AVAILABLE

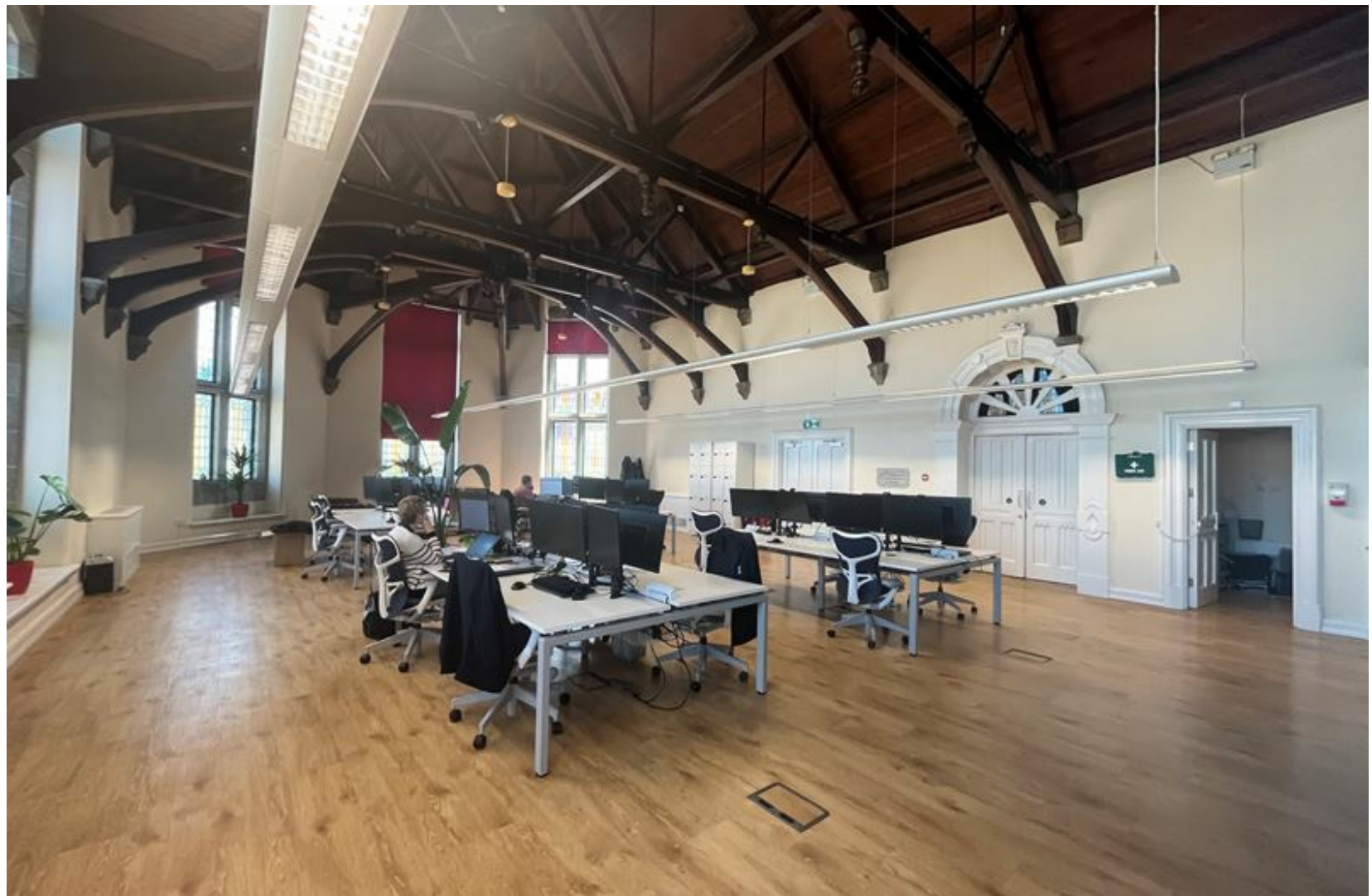
The premises is available to rent immediately.

LEGALS

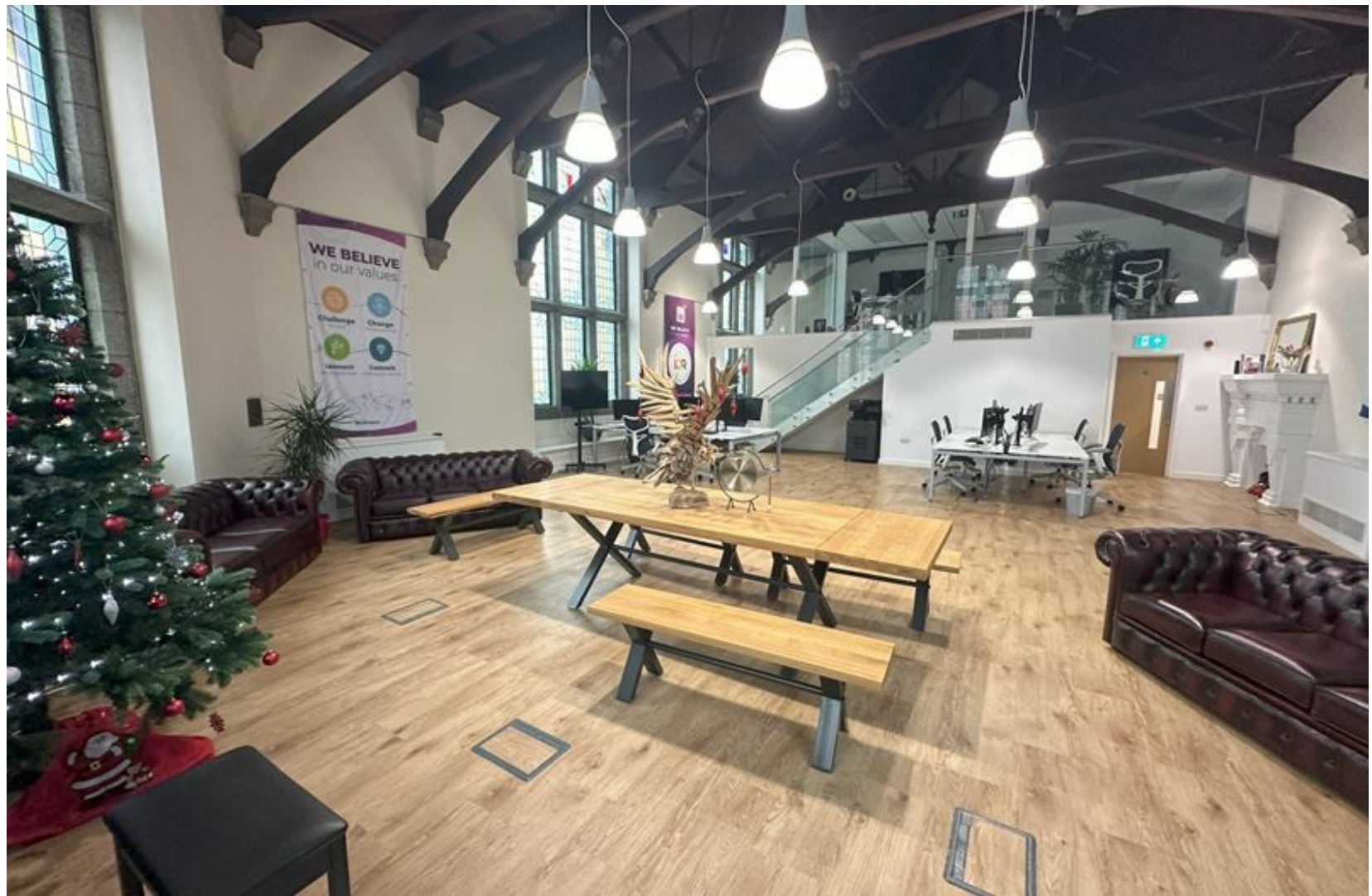
All terms are subject to contract.

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









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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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