

Hirzel Court

Hirzel Street, St Peter Port, Guernsey

Suite 5, Block A



Total Space
1,186 Sq Ft

Location
Central

Car Parking
2 Onsite Spaces

Office
2nd Floor Premises

Rent
Upon Application

Available
January 2024

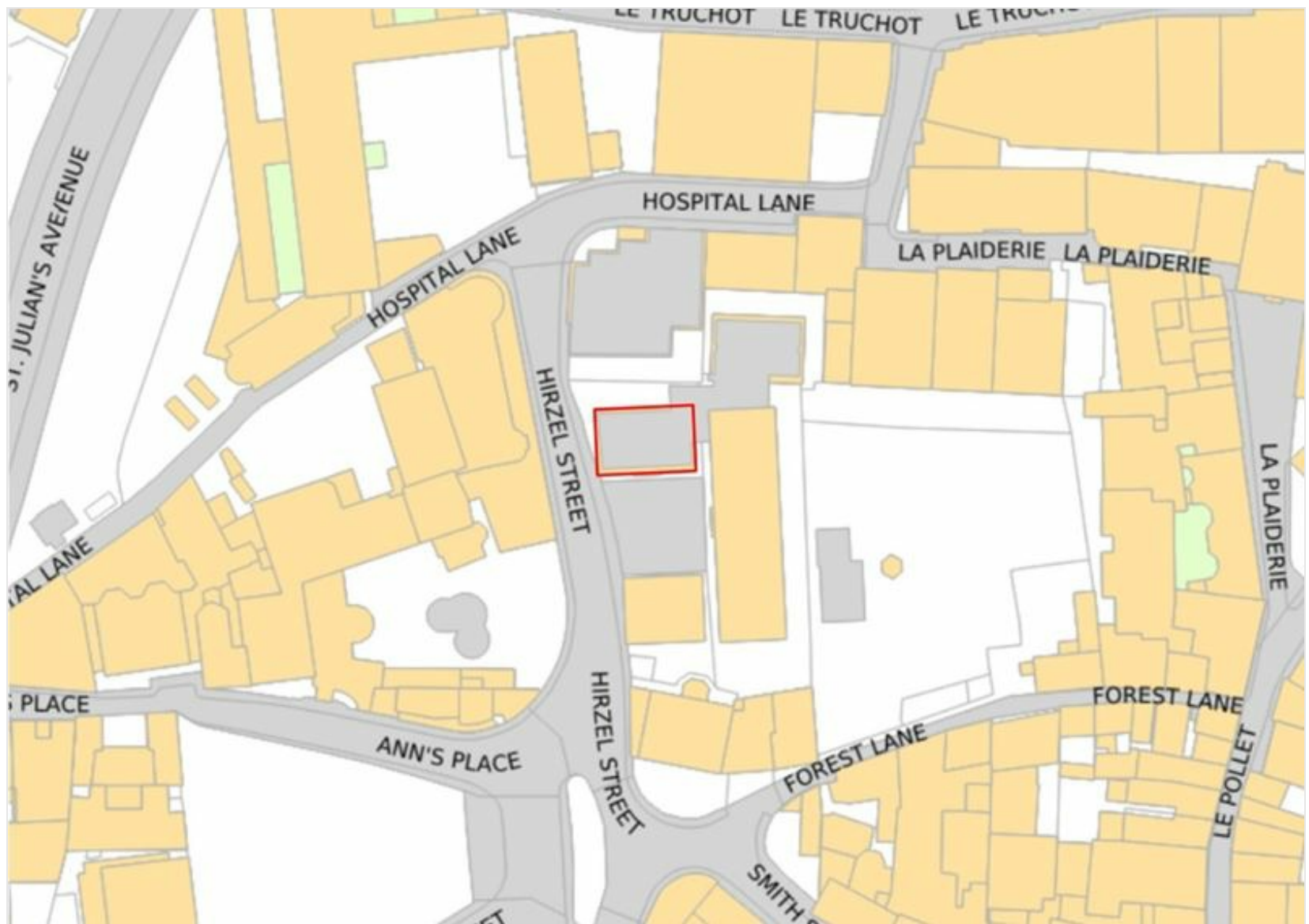
The available premises, known as Suite A5, is located on the top floor of Block A, Hirzel Court. Located on Hirzel Street, in the centre of St Peter Port, it is a short walk from all the amenities the town has to offer.

LOCATION

Hirzel Court is located on Hirzel Street, in the centre of St Peter Port. This is a short walk from the High Street, the main financial district and all the amenities the town has to offer.

The Royal Court is located nearby and has attracted a number of legal firms such as Appleby, AFR and Walkers to the area, as well as other occupiers such as Utmost Worldwide, Oak Trust 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

The available premises, known as Suite A5, is located on the top floor (second floor) of Block A, Hirzel Court.

It is accessed via a communal entrance lobby and stairwell and is arranged over two rooms which are offered in an open plan layout. Each has been fitted with carpet tile flooring, electric wall mounted heaters, suspended ceiling with recessed fluorescent office lighting, perimeter trunking with power points and a kitchenette. As it has fenestration on three of its elevations, it benefits from good levels of natural light.

Toilet facilities are located in the central stair core and are shared in common with the other occupiers of the building.

Externally, there are two allocated on site car parking spaces for the premises.

ACCOMMODATION

The premises provides approximately 1,186 sq ft of accommodation. A breakdown of this is as follows:

Description	Area (sq ft)
Office	1,150
Kitchenette	36
Total	1,186

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.

LEGALS

All terms are subject to contract.

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







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FURTHER INFORMATION & VIEWING

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