

# Hirzel Court, Suite A5

Hirzel Street, St Peter Port, Guernsey

## Your Future Workspace...?



Total Space  
**1,186 Sq Ft**

Location  
**Central**

Car Parking  
**2 Onsite Spaces**

Office  
**2nd Floor Premises**

Rent  
**Upon Application**

Available  
**January 2024**

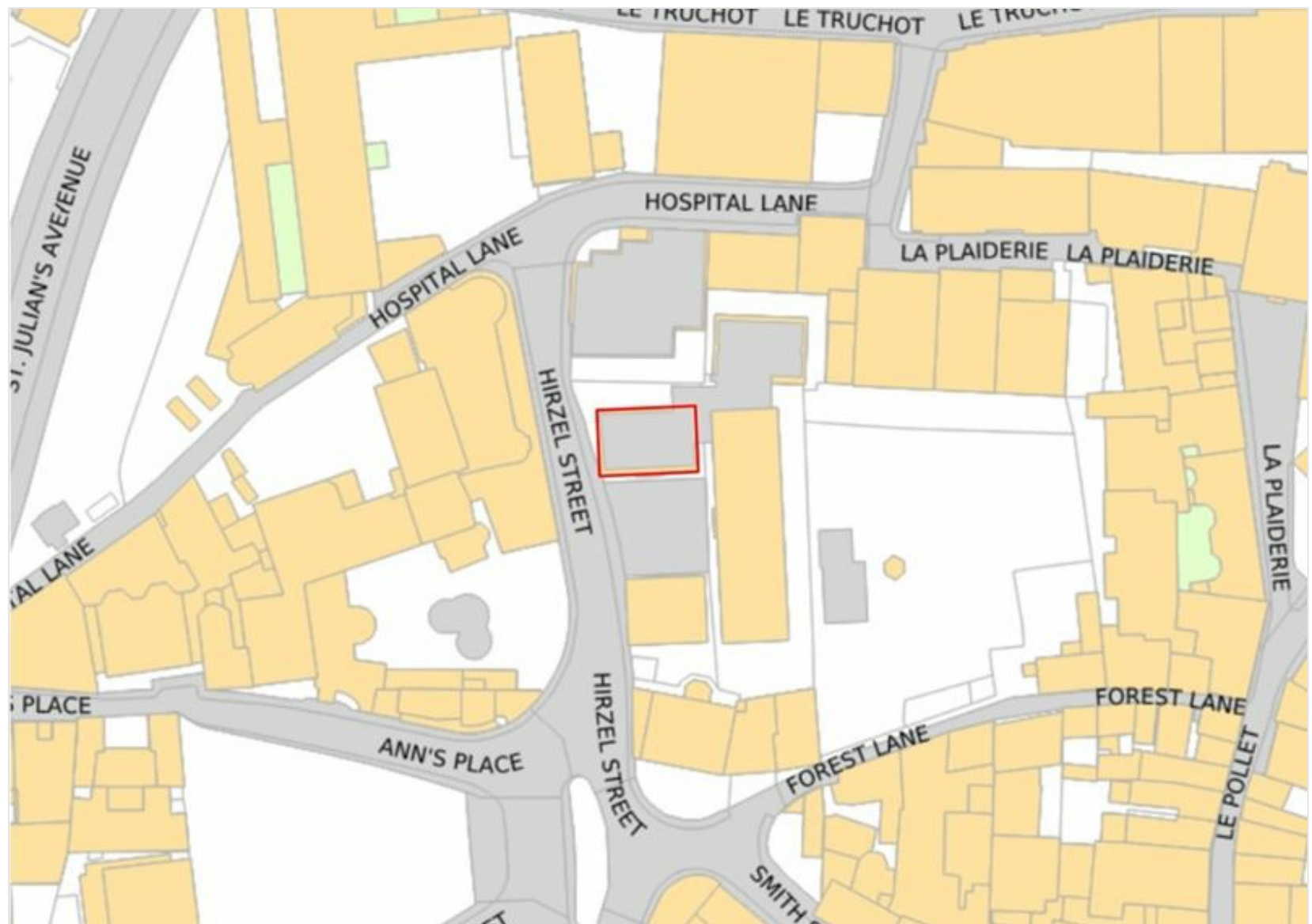
## LOCATION

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

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.

**NB** - the computer generated images are for inspirational purposes only and illustrate how a tenant may wish to fit-out and utilise the accommodation on offer.

## 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
<b>Total</b>	<b>1,186</b>

## 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.

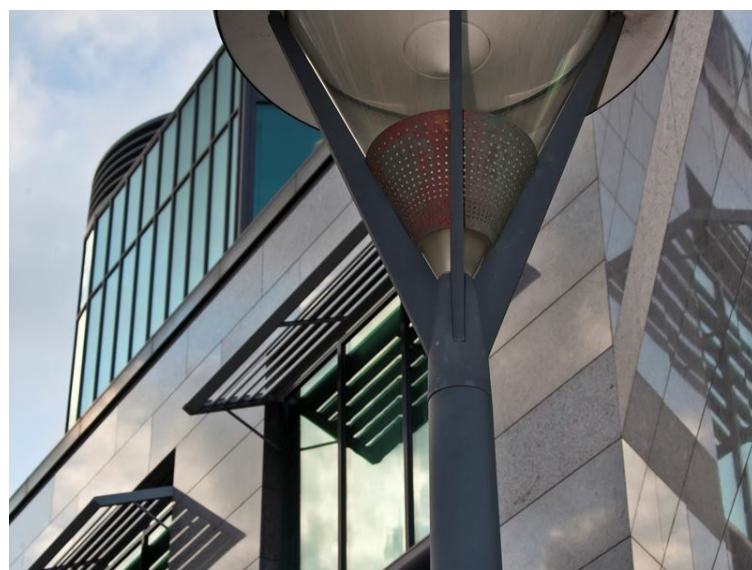
## Our Services

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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Measurements are given for guidance purposes only and are approximate.