Trafalgar Court Level 3 West Wing

Les Banques, St. Peter Port, Guernsey

Prime Office



Total Space
6,440 Sq Ft

Parking
+30 Spaces

Condition
Fully Fitted

Specification
High Grade Fitout

Location
Prominent

Layout
Single Floor Plate

A prestigious headquarters office building located along the eastern sea board, at Admiral Park. The premises is on the third floor and benefits from an open plan floor plate with smart reception area and sea views overlooking the Little Russel.

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LOCATION

Trafalgar Court is situated on the eastern seaboard along the main arterial route, connecting St Peter Port's main centre with St Sampsons to the north. Its waterfront position marks the entrance to Admiral Park, which is now Guernsey's new financial services district and the Island's only office expansion area.

Other occupiers nearby include Northern Trust, Aztec Financial Services, IQ-EQ, Suntera, ICCI, BDO, Carey Olsen, Intertrust, Bank Julius Baer, Aon, JTC, Langham Hall and Lancaster Trustees. Waitrose and B&Q are also nearby as well as the very popular Good Rebel Bistro and Bar.



DESCRIPTION

Trafalgar Court is a high grade prime office building, situated in a prominent position and set in generous, landscaped surroundings. The premises themselves are situated on the third floor of the West Wing and provides light and airy accommodation arranged on a single floor plate, with stunning sea views to east. The premises have lift access from the main reception lobby on the ground floor, with the floor enjoys a central atrium allowing further light to penetrate the space. There are also further lifts to the rear.

The premises is very well specified and provides raised access flooring and air conditioning throughout. It benefits from three meeting rooms, the front meeting room has excellent sea views. The office has 4 cellular offices and one larger four person office, a dedicated kitchen, server room and store. The space comes fully fitted with an option for the furniture via separate negotiation.

With limited alternatives for large floor plate premises of this size, it provides the perfect opportunity for an occupier to move straight in as the office furniture is available to stay subject to further negotiations with the landlord.

ACCOMMODATION

The premises comprises 6,440 sq ft of accommodation and is situated on the third floor.

PARKING

The premises comes with 30 onsite parking spaces. In addition, there are a number of shared visitor spaces to the front and rear of the building. There are also opportunities in the vicinity to rent further offsite spaces.

TENURE

Available by way of sub-lease.

TERMS

The premises are available by way of a new sublease directly with the head tenant for a term expiring on 30 September 2028. There may also be an option to discuss a longer lease thereafter directly with the Landlord.

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LEGALS

All terms are subject to contract.
Each party shall bear their own legal costs in connection with this transaction.

RENT

Available upon request.

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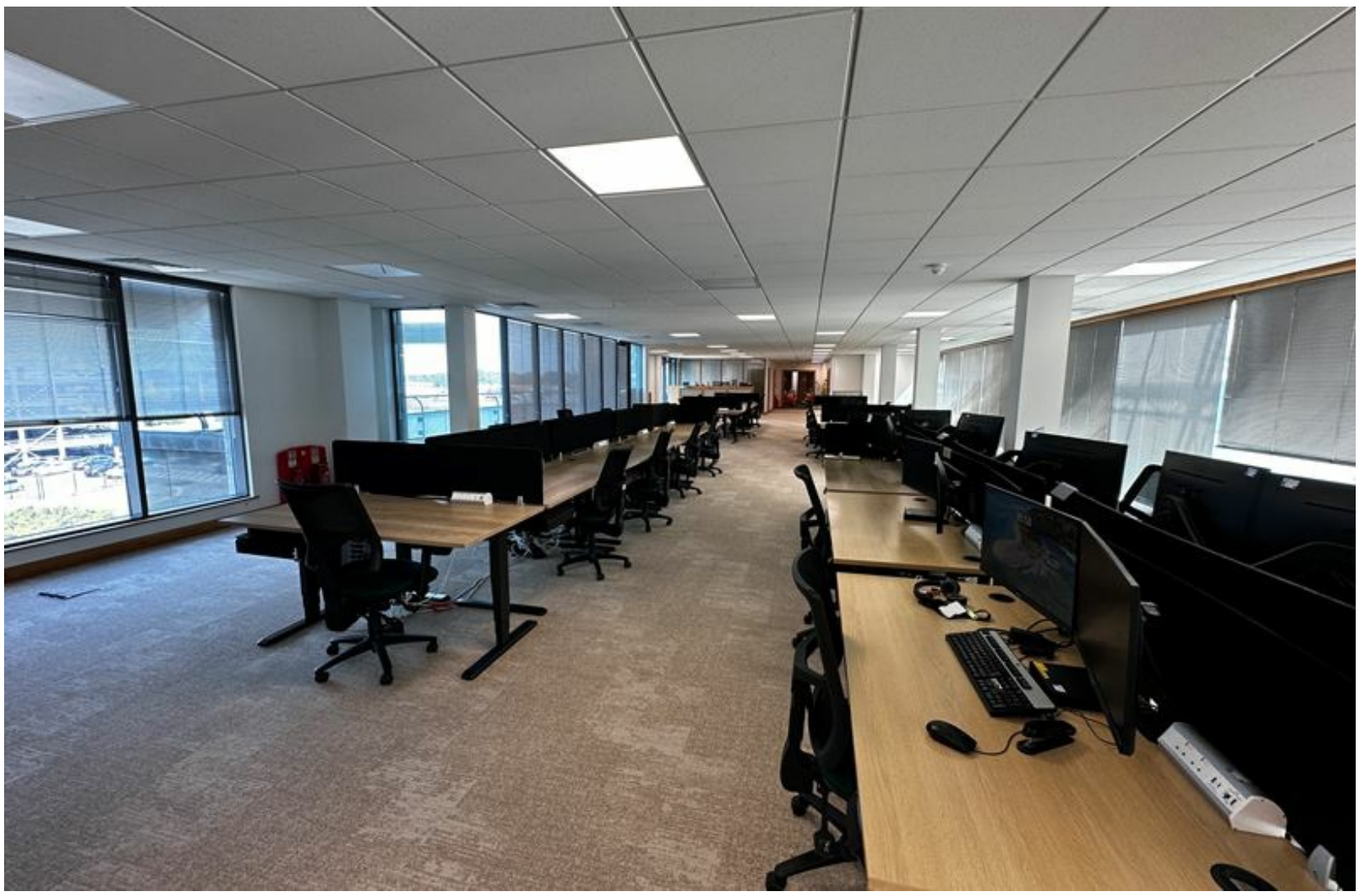
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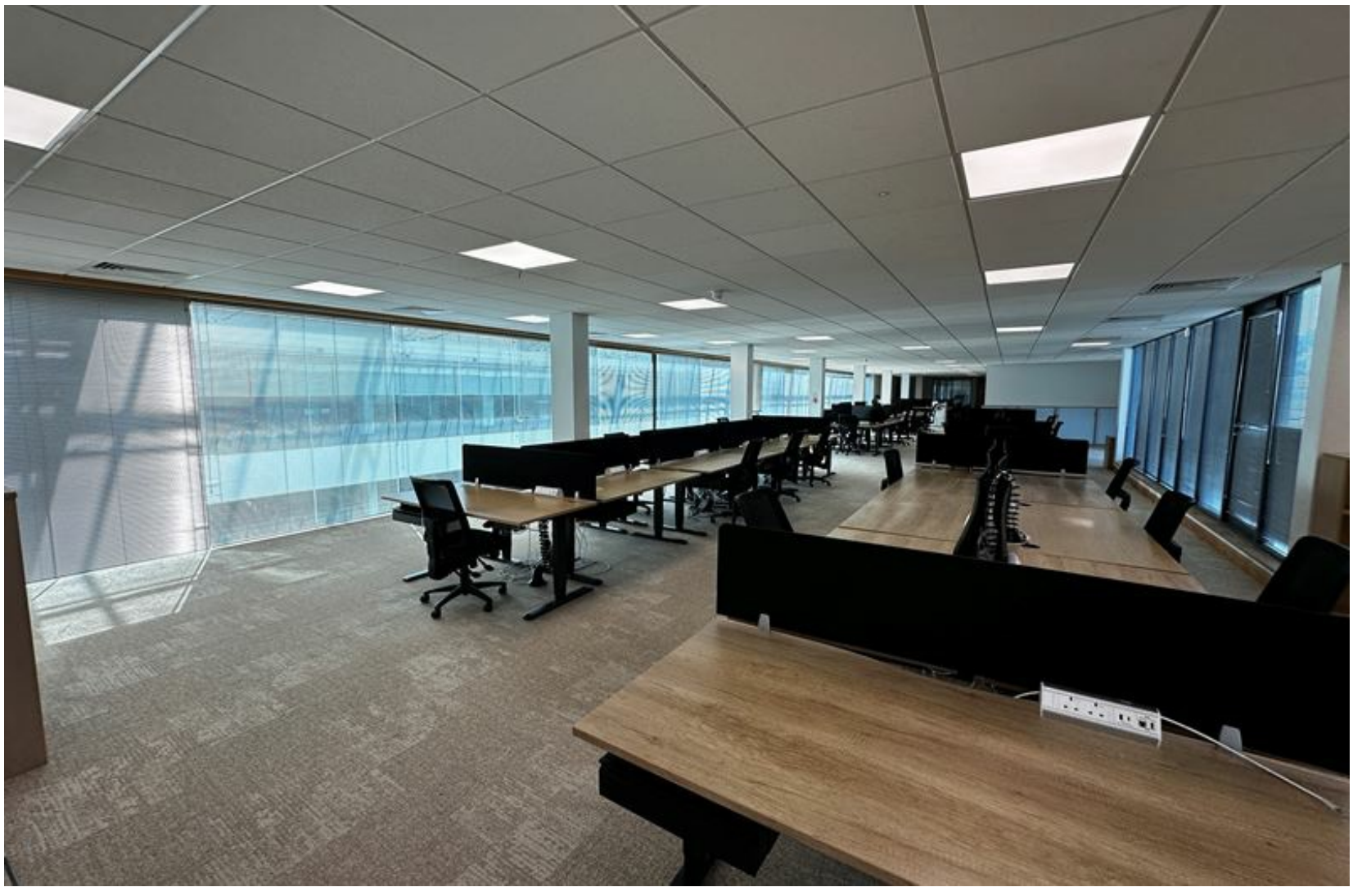
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Watts Property Consultants are able to offer the full range of commercial property services to meet clients' requirements.



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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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