

Trafalgar Court Level 3 West Wing

Les Banques, St. Peter Port, Guernsey

Prime Office



Total Space
7,400 Sq Ft

Parking
+40 Spaces

Aspect
Sea Views

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.

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, Canaccord, Aztec Financial Services, Rawlinson Hunter, Trident Trust, Ocorian, Carey Olsen, Intertrust, Butterfield Bank, Bank Julius Baer, Royal Bank of Canada, Aon, JTC and Lancaster Trustees. Waitrose and B&Q are also nearby as well as the very popular Good Rebel Bistro and Bar.



DESCRIPTION

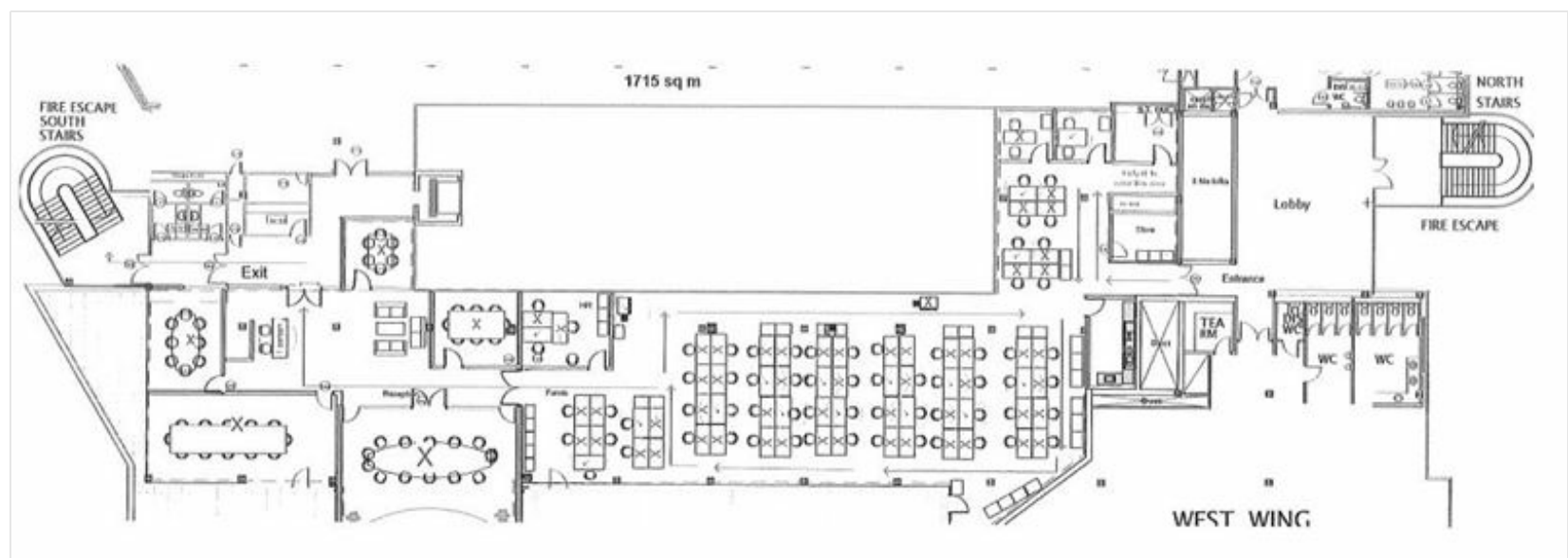
Trafalgar Court is a high grade prime office building, situated in a prominent position and set in generous, landscaped surroundings. The premises themselves are situated on the third floor of the West Wing and provides light and airy accommodation arranged on a single floor plate, with stunning sea views to the south and 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 to provide raised access flooring and air conditioning throughout. It benefits from five meeting rooms, three of these being boardrooms with excellent sea views and access to an exclusive roof terrace. There are also three cellular offices, 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 7,400 sq ft of accommodation and is situated on the third floor.



PARKING

The premises comes with 40 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.

LEGALS

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

RENT

Available upon request.

TIMING

The premises are available from September 2024.





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

Joanna Watts

MA Cantab MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 130686
E: jo.watts@watts.property

Wing Lai

MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 412578
E: wing.lai@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.