

Tudor House **UNDER OFFER**

1st Floor, Tudor House, Le Bordage, St Peter Port, Guernsey

PRIME OFFICE



Total Space
5,811 Sq Ft

Parking
11 Spaces

Available
June 2024

Layout
Single Floor Plate

Specification
Fitted

Location
Town Centre

A modern office building located in the heart of St Peter Port. The premises is on the first floor and benefits from an open plan floor plate, seven partitioned offices, boardroom, IT room and a separate server room.

LOCATION

The property is centrally located on the northern side of Le Bordage within close proximity to the Town Markets, the main shopping centre of St Peter Port and is just a short walk from the Albert Pier Public Car Park and the Bus Terminus. It is therefore close to the amenities of the town centre with occupiers within the vicinity including Skipton international, the ODP, Imperium, Louve and Agilisys.

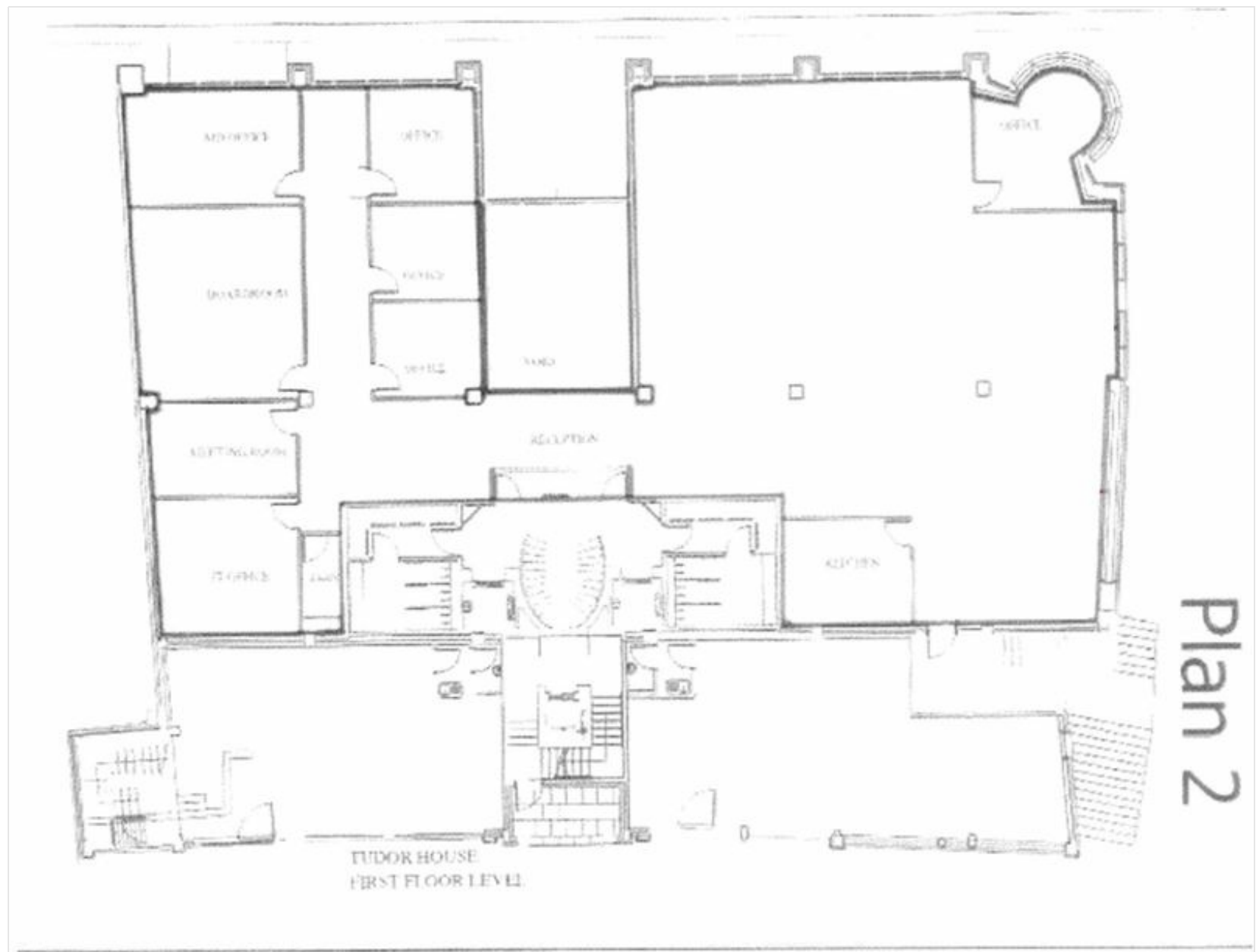


DESCRIPTION

Tudor House is a modern office building arranged over four floors, offering open plan office accommodation with raised access flooring, suspended ceilings and air conditioning throughout. The suite available is located on the first floor and is accessed via a common entrance lobby which is finished to a very high standard, with lift access serving the upper floors and the car park.

Male and female toilet facilities are located on each floor. There are also shower facilities shared in common with the other occupiers of the building, as well as secure dedicated onsite parking.

The suite itself offers modern accommodation totalling 5,669 sq ft of space. It currently includes a flexible open plan area together with seven partitioned offices, one boardroom, one meeting room and a dedicated filing area. There is also kitchen/staff room and IT office as well as a further server room measuring 142 sq ft.



PARKING

The property is offered with 11 parking spaces, located in the basement car park.

TENURE

Leasehold.

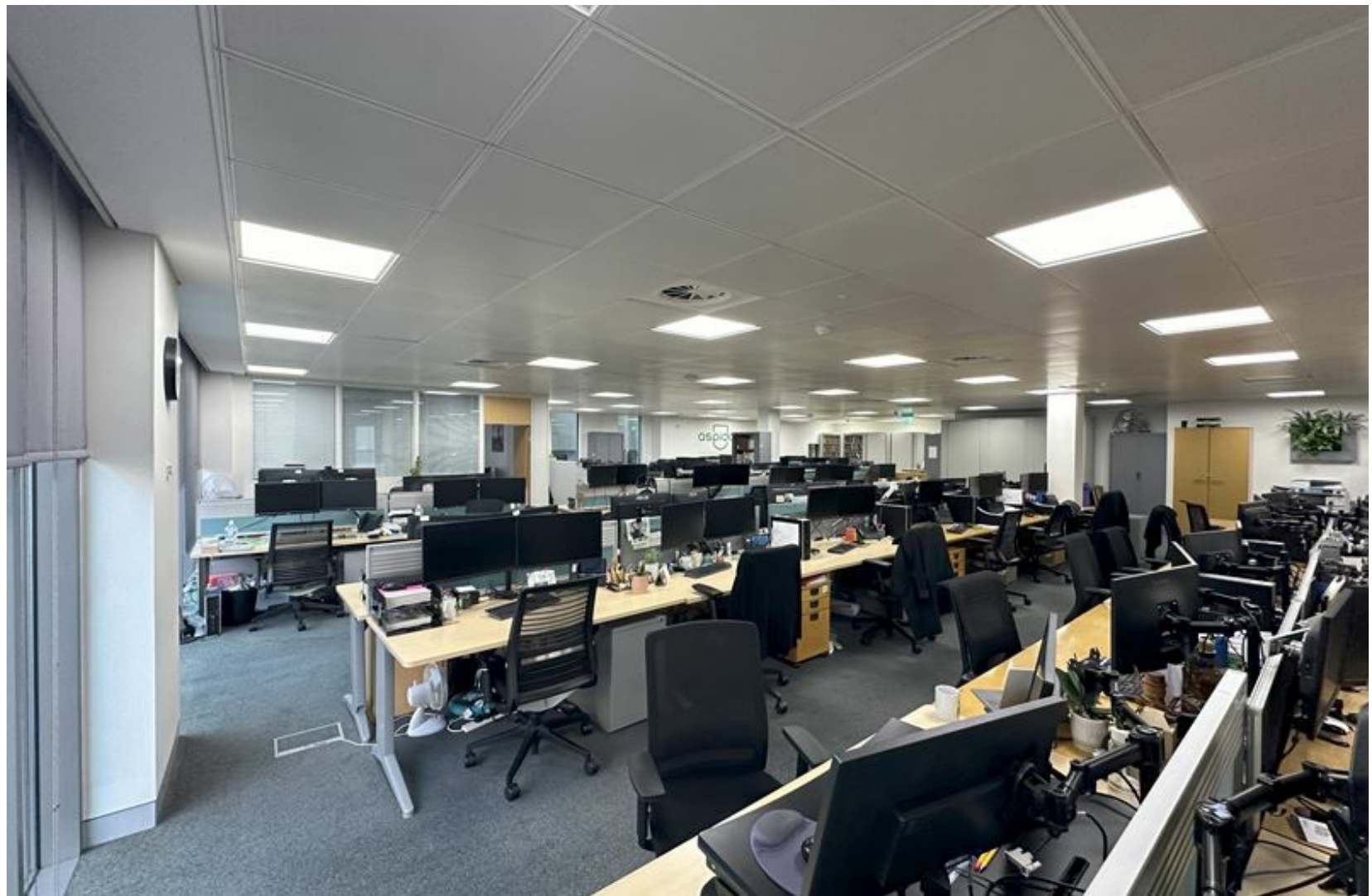
TERMS

The Landlord's preference is for a new FRI lease of 12 years in return for an attractive incentive package. It will also include three yearly rent reviews to market rent. A service charge is payable in respect of the common areas. A tenant break can also be considered.

AVAILABILITY

The suite will be available from June 2024 but could be available earlier subject to the relocation of the current tenant.





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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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