

# Hirzel Court

Hirzel Street, St Peter Port, Guernsey

## Suite 3 Block A



Total Space  
**708 Sq Ft**

Location  
**Central**

Car Parking  
**2 Onsite Spaces**

Office  
**First Floor Office**

Rent  
**Upon Application**

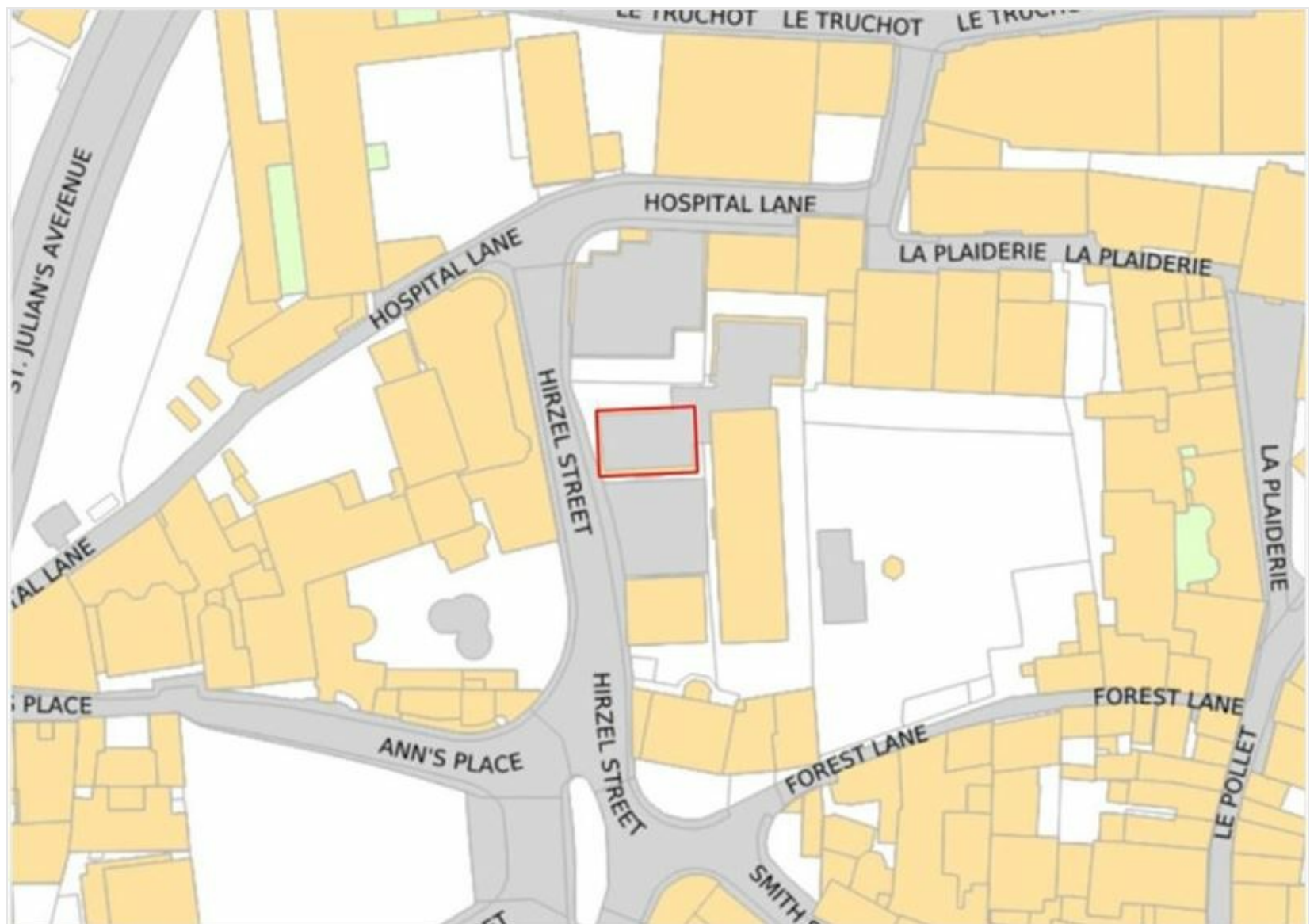
The available premises is located on the first floor of Block A, Hirzel Court. Located on Hirzel Street, in the centre of St Peter Port, it is a short walk from all the amenities the town has to offer. The premises benefits from 2 onsite parking spaces.

## LOCATION

Hirzel Court is located in the centre of St Peter Port, on Hirzel Street, just a short walk from the High Street, the main financial district and 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 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 3, is located on the first floor of Block A, Hirzel Court.

It is accessed via a communal entrance lobby and stairwell and is arranged in a predominantly open plan layout but with a partitioned office/meeting room.

The premises has been fitted with carpet tile flooring, suspended ceiling with recessed fluorescent office lighting, perimeter trunking with power and data points, and a kitchenette. 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 708 sq ft of office accommodation.

## 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.









## Our Services

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### 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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