

# Heritage Hall

Le Marchant Street, St Peter Port, Guernsey

## Fully Fitted Offices



Total Space  
**2,905 Sq Ft**

Location  
**Central**

Parking  
**2 Spaces**

Office  
**First Floor Office**

Specification  
**Fully Fitted**

Rent  
**Upon Application**

Heritage Hall is situated in a central location in the heart of the St Peter Port's town centre. The property was entirely redeveloped and remodelled in 2008, albeit retaining 3 Le Marchant Street's original granite façade.

## LOCATION

Heritage Hall is situated in a central location in the heart of the St Peter Port's town centre. It has its principal frontage onto Le Marchant Street and rear frontage on to Lefebvre Street.

Numerous legal, financial and professional service occupiers are located in the vicinity. These include Grant Thornton, Ravenscroft, Vistra, Appleby, Asset Risk Consultants, Trinity Chambers and AFR Advocates. The Old Government House, the Royal Court and St James Concert Hall are also closeby.

The prime retailing pitches of the High Street, Smith Street and Le Pollet are all within a minute's walk from the property, offering a range of restaurants, retail outlets and other amenities. The public car parks at Albert Pier, the Crown Pier and the Odeon are also a few minutes' walk away.



## DESCRIPTION

Heritage Hall comprises two adjoining buildings known as 3 – 4 Le Marchant Street. The property was entirely redeveloped and remodelled in 2008, albeit retaining 3 Le Marchant Street's original granite façade, to provide an imposing main entrance with double entrance doors with stone colonnades, providing access to a smart contemporary light and airy reception lobby.

The available premises is located on the first floor of the building and are smartly presented to a good specification. It therefore provides large open plan offices including LED lighting, raised access flooring as well as lift access and WCs and shower facilities to the common areas.

It is fitted out as follows and therefore provides a turn-key solution to any potential occupier.

- ▣ 1 x ten-person boardroom
- ▣ 1 x eight-person boardroom
- ▣ 2 x meeting rooms
- ▣ kitchen

## ACCOMODATION

The premises provide 2,905 sq ft of flexible, open plan office accommodation together with on-site car parking for two cars.

## TENURE

Leasehold. The premises are available by way of an assignment of the sublease or by way of a sub under lease. The sublease expires 30<sup>th</sup> of September 2031.

## AVAILABILITY

The premises is available immediately.

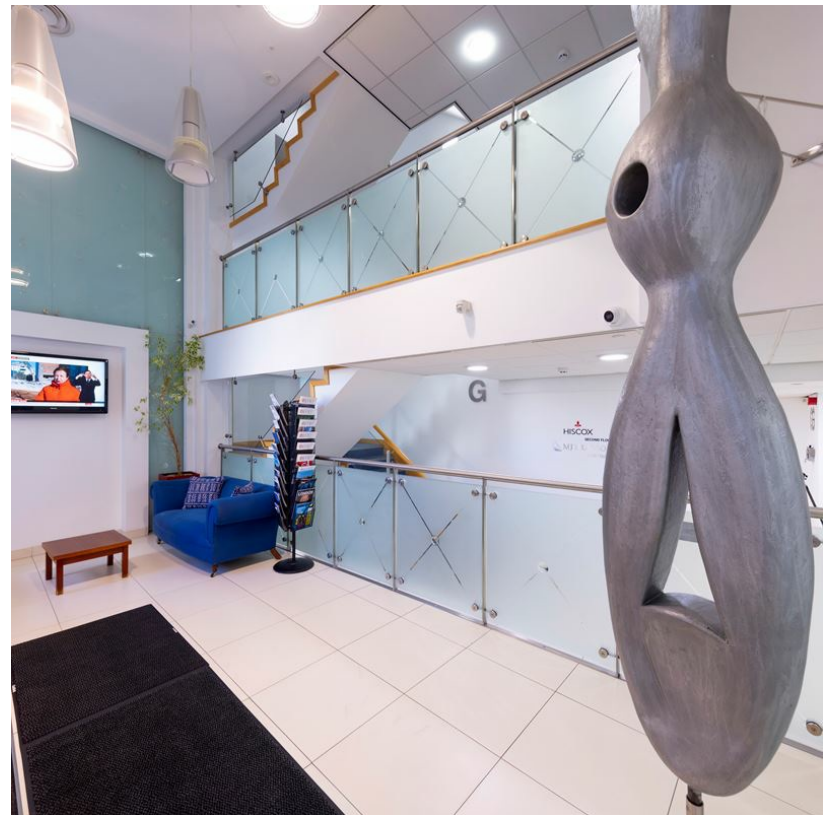
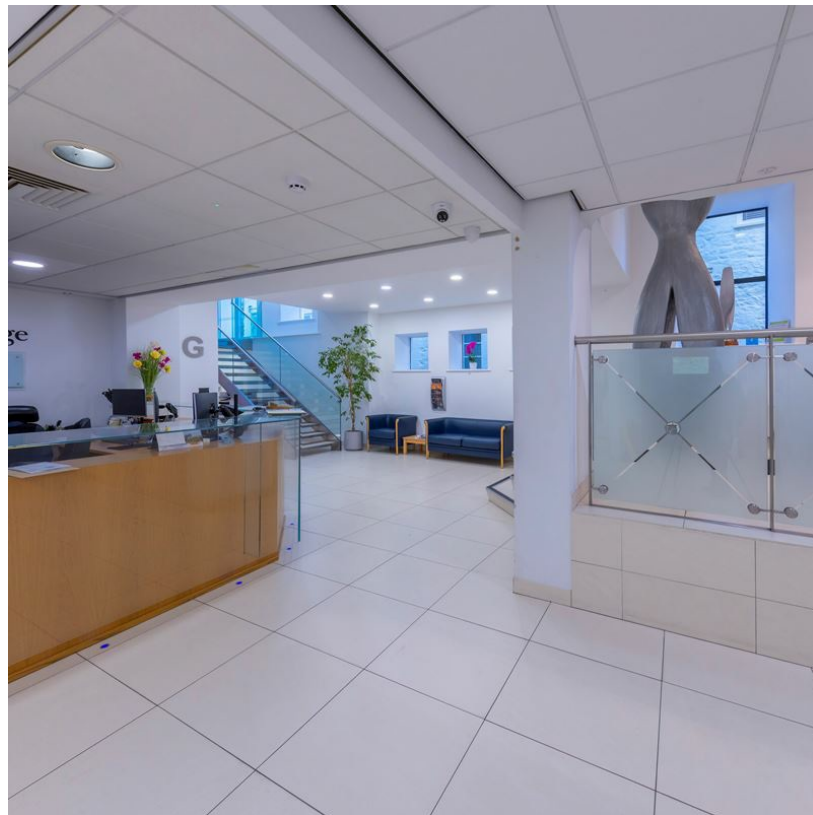
## RENT

The rent for the premises is available upon application.

## **LEGALS**

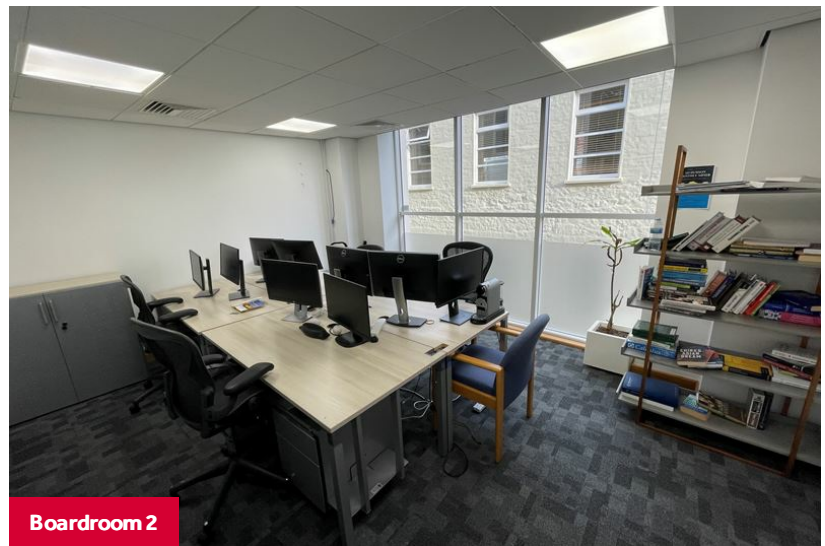
All terms are subject to contract.

Each party is to bear their own legal costs.

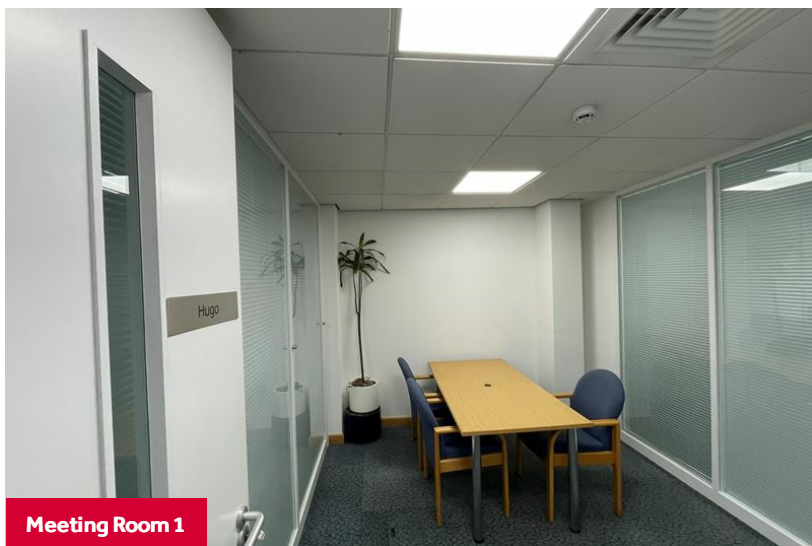




Boardroom 1



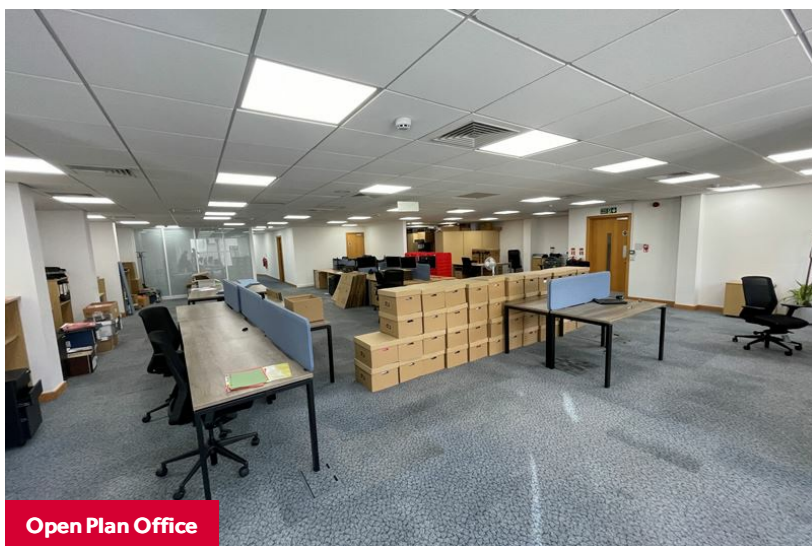
Boardroom 2



Meeting Room 1



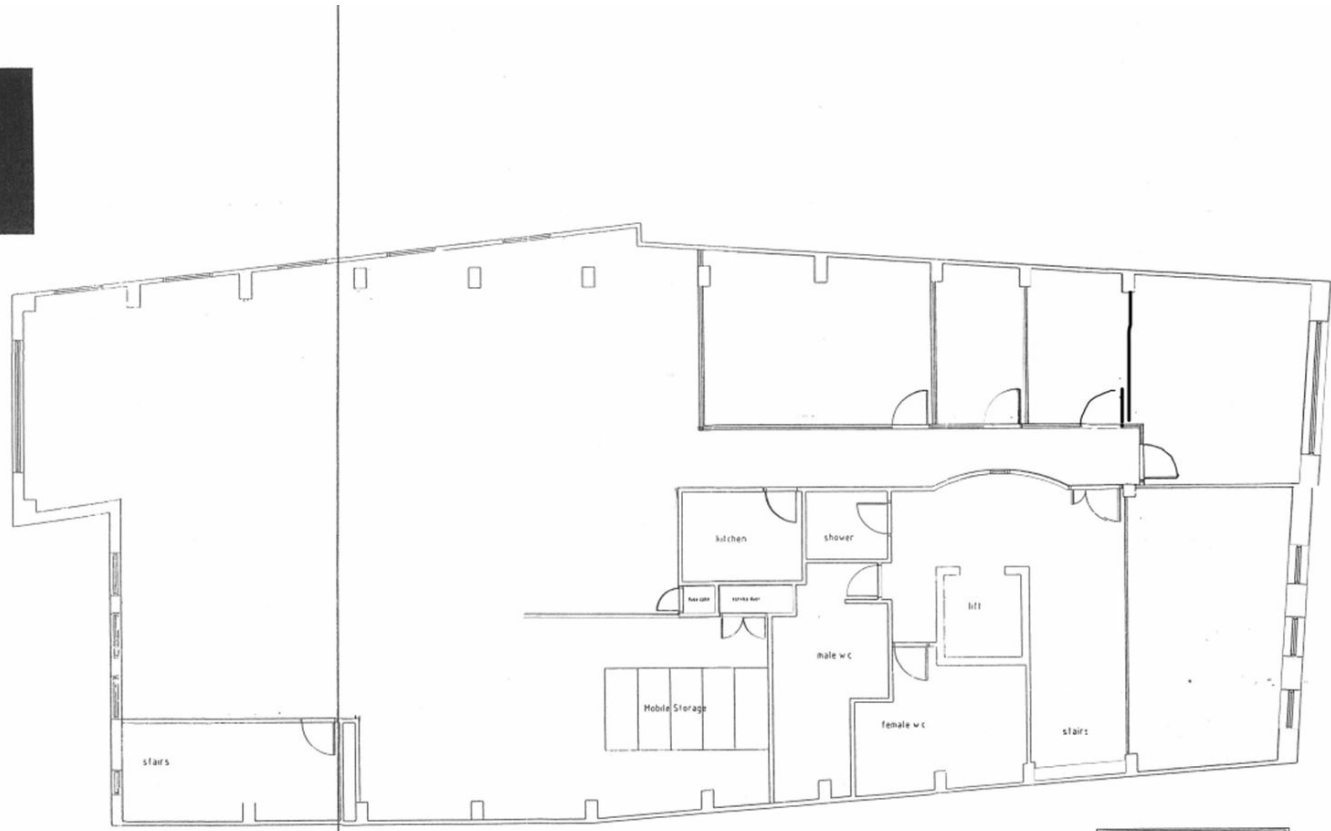
Meeting Room 2



Open Plan Office



Open Plan Office



**First Floor Plan**

<b>Project:</b>
Pentagon Insurance Brokers Ltd Pentagon Hall 11a Marchant Street St Peter Port Guernsey GY1 4HY
Contact: Mr John Ingrouille
Title: First floor layout
Scale: 1:50
Date: 17th May '05
Drawing No: PENTAGON-firstfloor
Revision: B

## 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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