

19 - 21 Smith Street

St Peter Port, Guernsey

Centrally Located Offices

Rent Upon Application



Total Space
888 Sq Ft

Location
Central

Outlook
Sea Views from Part

Office
Accommodation
Second Floor

Condition
Furnished

Available
Immediately

19 - 21 Smith Street is located in the heart of St Peter Port. The first and second floors are currently available and offer well presented office accommodation which is available to let as a whole or on a floor by floor basis.

LOCATION

19 - 21 Smith Street is located in the heart of St Peter Port, on the northern side of Smith Street. It is therefore situated in close proximity to the High Street, the main financial district and all the amenities of the town centre. The Royal Court Buildings and the Old Government House Hotel are also located nearby.

Other occupiers in the vicinity include Appleby, AFR, Randall & Loveridge, Utmost Worldwide, Oak and Travelcorp.



DESCRIPTION

19-21 Smith Street offers flexible and well presented office accommodation on the second floor of the building. This is accessed from Smith Street by way of a stepped entrance which leads into a communal stairwell.

The available office has a reception area and numerous rooms which are used as offices or meeting rooms. It also has a kitchen and WC. It is generally fitted with carpets, power and lighting. As there are a few entrance / exits into the premises, there is potential to further subdivide this unit. This floor also benefits from sea views from the reception.

The premises is already furnished and the furniture could remain in situ for the benefit of any new tenants. Alternatively, the landlord could arrange for it to be removed.

ACCOMMODATION

The premises provides 888 sq ft of accommodation which is arranged over two floors. This comprises the following:

Premises	Area (sq ft)
Second floor	888
Total	888

TENURE

Leasehold.
The premises is available to rent.

TENANCY

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 application.

AVAILABILITY

The premises is available to rent immediately.

LEGALS

All terms are subject to contract.

Each party shall bear their own legal costs in connection with this transaction.





Our Services

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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