

Brook House

Les Camps, St Martin, Guernsey

Out of Town Office

Rent Upon Application



Total Space
947 Sq Ft

Onsite Car Parking
2 Spaces

Condition
Newly Refurbished

Rent
As a whole / part

Available
Immediately

Brook House offers a newly refurbished office arranged over two rooms. It is located in St Martin's Village and is available as a whole or in part.

LOCATION

Brook House is situated on Les Camps in St Martin's Village, a well-sought after location.

As it sits in the the heart of St Martin's, it is conveniently located to the local amenities. These include numerous retail outlets, restaurants, public houses, supermarkets, petrol filling stations and a community centre.



DESCRIPTION

The available premises is on the second floor of the property and is accessed via a communal lobby entrance and stairwell which leads from the building's car park.

The premises is arranged over two rooms, both offering open plan accommodation. Each office has been fully refurbished and the larger of the two rooms is fitted with a kitchenette. Both have carpet tiled flooring, suspended ceiling tiles, LED lighting and independently controlled air conditioning. It also benefits from excellent levels of natural light and newly installed heat reflective windows.

There are communal WC facilities on the second floor of the building.

Externally, the premises has the benefit of dedicated onsite car parking for two cars, if more parking is needed there is additional private parking close to the subject property.

The premises is available to rent as a whole or in part.

ACCOMMODATION

The available premises provides approximately 947 sq ft of offices arranged over two offices. The accommodation comprises:

Premises	Area (sq ft)
Second floor - Office 1	651
Second floor - Office 2	296
Total	947

TENURE

Leasehold.

The premises is available 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

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Lease Consultancy

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FURTHER
INFORMATION
& VIEWING

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