

Atlantic House

Rue Du Camp Du Douit, St Saviour, GY7 9QN

Out of Town Office



Total Space
1,195 Sq Ft

Location
Quiet lane

Onsite Parking
Approx. 20 Cars

Condition
Refurbished 2014

Amenities
Outdoor Deck

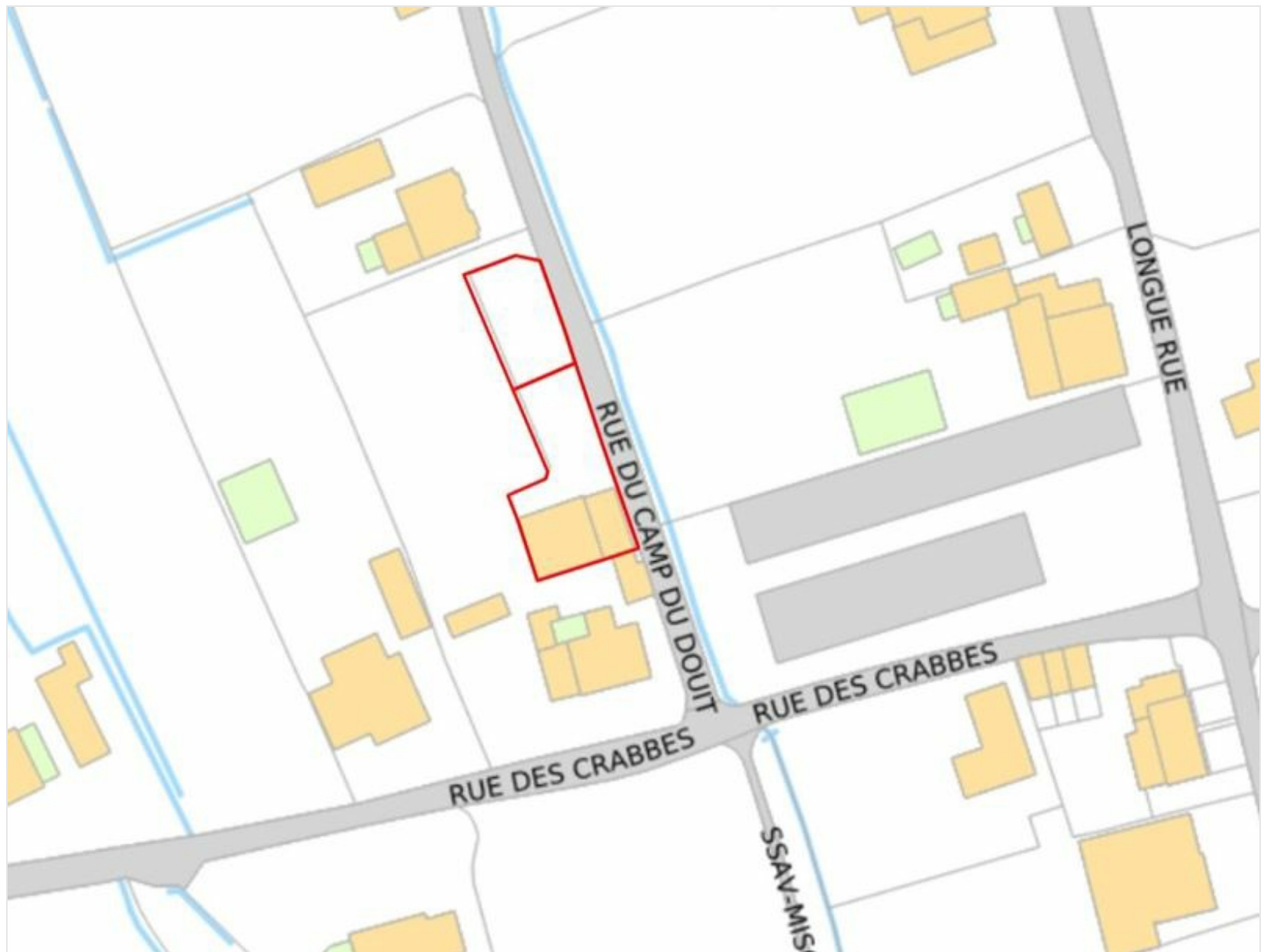
Rent
Upon Application

Located in St Saviour, on a quiet country lane, this well presented, modern office with ample onsite car parking is available to rent immediately.

LOCATION

Atlantic House is located in the western part of Guernsey, on La Rue Du Camp Du Douit in the parish of St Saviour. It is situated approximately 8.3km from the centre of St Peter Port, in what is considered to be a rural location.

In the near vicinity are a number of other commercial occupiers. These include a number of restaurants, petrol filling stations, convenience store and car showroom.



DESCRIPTION

Atlantic House is a block built property which sits under a pitched roof, with double glazed UPVC doors, windows and rainwater apparatus.

It was fully refurbished and extended in 2014 to provide well presented, modern office accommodation which is predominantly arranged over a single level but with some attic storage accessed via an internal staircase. At the time of the refurbishment the original property was thermaboarded and extended with a single storey, cavity built, pitched roof extension.

On the whole it is arranged in an open plan layout which has been fitted with carpet tiled flooring, ceiling mounted LED light panels, perimeter trunking with power and data points, a fire alarm and a security alarm.

Within the office is also a meeting room, kitchenette and two WCs. The property is also served by a wall mounted Daikin air-conditioning system which provides both heating and cooling.

Externally, the property benefits from ample car parking, for approximately 20 vehicles, on a part gravel and part Gridforce car park. There is also an enclosed timber decked area which provides valuable amenity space.

Subject to planning and the necessary consents being obtained, the property could potentially be converted into a residential dwelling.

ACCOMMODATION

The premises provides approximately 1,195 sq ft of accommodation set over ground floor level.

TENURE

Leasehold.

The premises is available by way of a new lease direct with the landlord.

RENT

The rent for the property is available upon application.

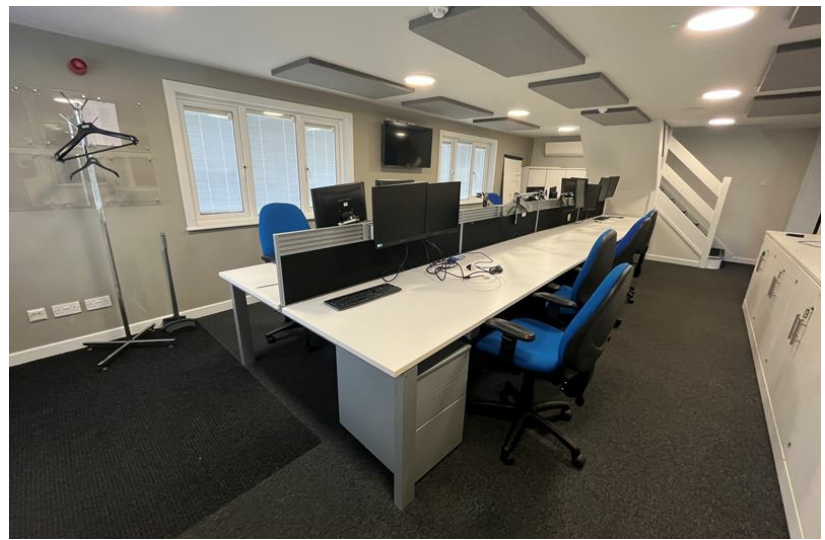
In addition to the rent, the tenant shall be responsible for the tax on real property, parish rates, building insurance and utilities.

AVAILABLE

The premises is available immediately.

LEGALS

All terms are subject to contract.
Each party is to bear their own legal costs.





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.

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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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