

St Martin's House

Le Bordage, St Peter Port, Guernsey

Ground Floor



Total Space
2,499 Sq Ft

Parking
4 Onsite Spaces

Condition
Well Presented

Configuration
Fitted / Open Plan

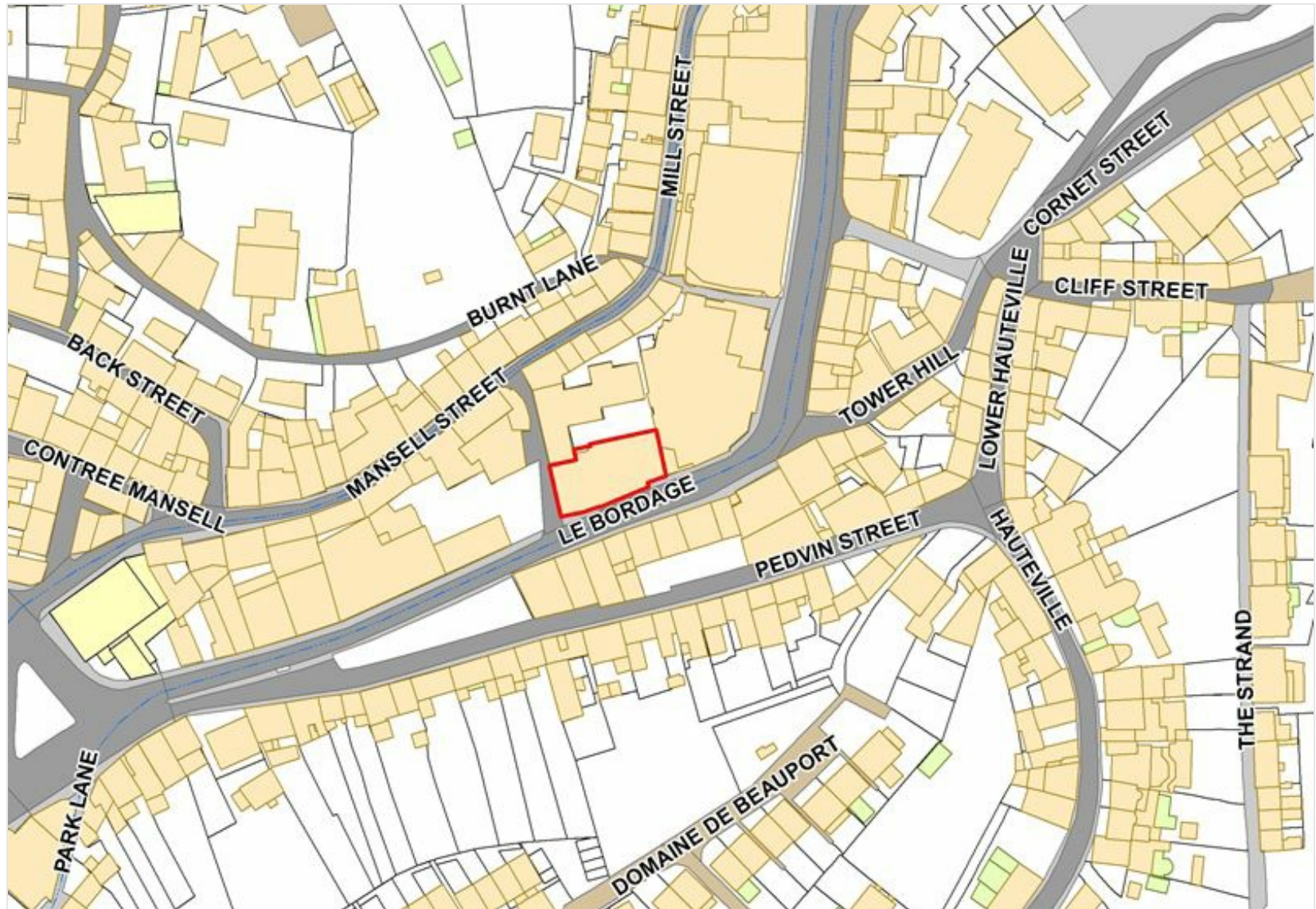
Rent
Upon Application

Available
July 2024

This ground floor office is situated on Le Bordage and has large windows which provide an occupier the opportunity to display its corporate branding. It also has four onsite car parking spaces.

LOCATION

St Martin's House is situated at the northern end of the Bordage, one of the main arterial routes into the centre of St Peter Port. It therefore occupies a central location, a short walk from the High Street, the Town Markets and the main business district. Other occupiers in the vicinity include the States of Guernsey, Louvre, Moore Stephens, Skipton International, Active Group, Agilysis and Imperium.



DESCRIPTION

The premises is located on the ground floor of St Martin's House and offers approximately 2,499 sq ft of modern office accommodation with good levels of natural light by virtue of it having large windows on 3 elevations. The windows along Le Bordage could potentially be used to display corporate branding along one of the main arterial routes leading into St Peter Port.

It is fitted with an air conditioning system, carpet tiled flooring, suspended ceilings, recessed fluorescent office lighting and raised access flooring.

Currently the premises is fully fitted with a large board room with a sound proof and movable divider which can be used to create two smaller meeting rooms. There is also a large open plan office area with smaller cellular offices along one wall, a kitchen and breakout area.

It is proposed the premises will be offered in an open plan condition to enable an incoming tenant to undertake its own fit-out.

Within the building's underground car park, the premises has the benefit of 4 onsite car parking spaces.

ACCOMMODATION

The premises provides 2,499 sq ft of accommodation.

There are four parking spaces available with the premises, which are situated in the building's secure underground car park.

TENURE

Leasehold.

The premises is available to rent by way of a new lease direct with the Landlord.

RENT

The rent for the premises and car spaces is available upon application.

A service charge is payable in respect of the common areas and the tenant is also responsible for the Tax on Real Property, rates and building insurance associated with the premises.

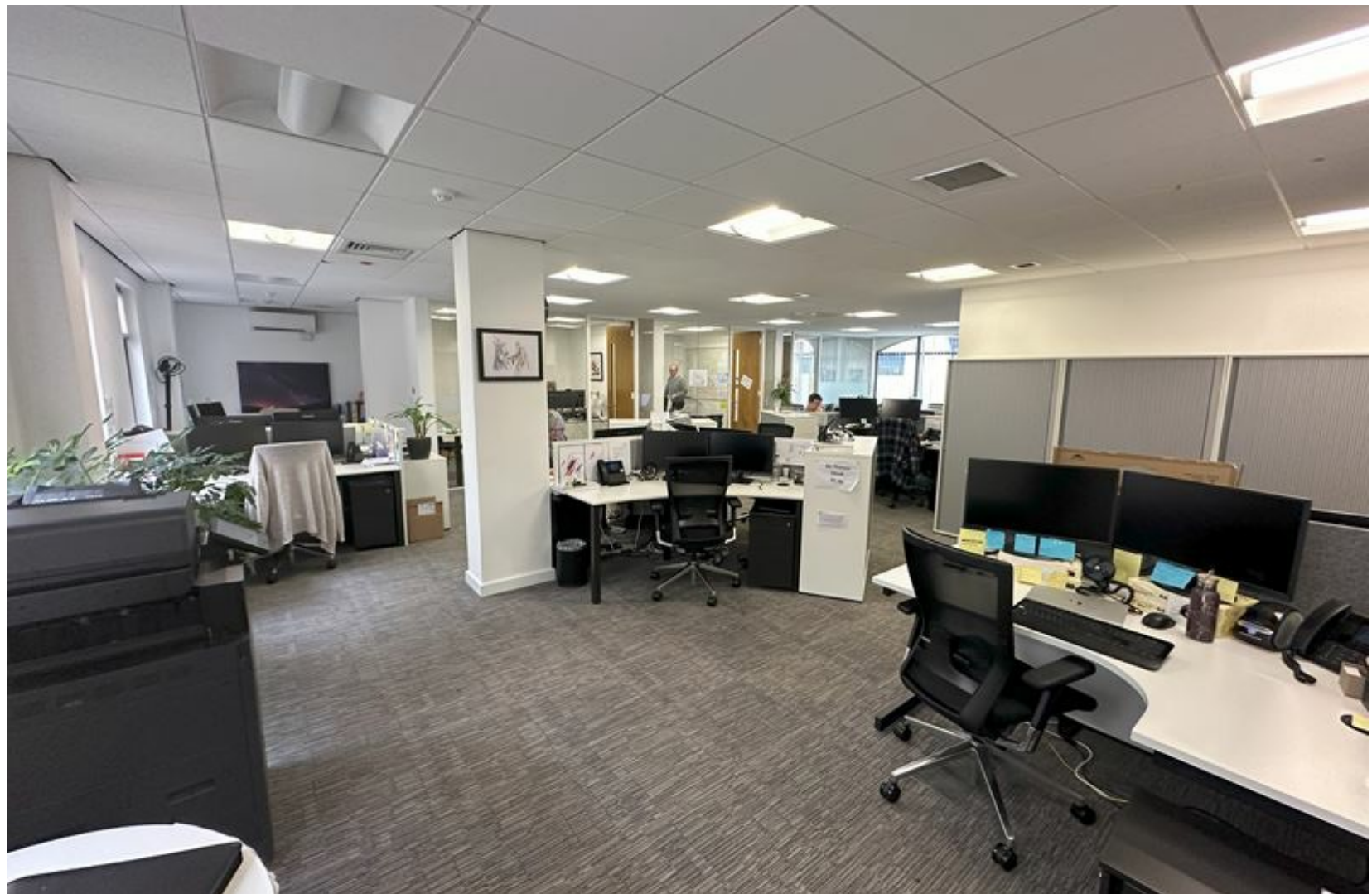
AVAILABILITY

The premises is available to rent from July 2024.

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.



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

Wing Lai

MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 412578
E: wing.lai@watts.property

Joanna Watts

MA Cantab MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 130686
E: jo.watts@watts.property

Every care is taken in the preparation of these particulars, however, Watts Property Consultants Ltd nor its agents nor the vendor are responsible for any errors, omissions or mis-statements contained within them. They do not constitute an offer or contract and no employee of Watts & Co Ltd has the authority to make or give any representation, or warranty in relation to this property. Prospective purchasers and/or tenants should conduct their own investigation before making any agreement to purchase or lease this property. Measurements are given for guidance purposes only and are approximate.