

# Suites 7 & 8, Windsor House

Lower Pollet, St Peter Port, Guernsey

Design Led Offices

£72,672 per annum



Total Space  
**2,269 Sq Ft**

Location  
**Central**

Specification  
**Turn Key**

Layout  
**Office & Client Area**

Sea Views  
**Panoramic Views**

Available  
**Immediately**

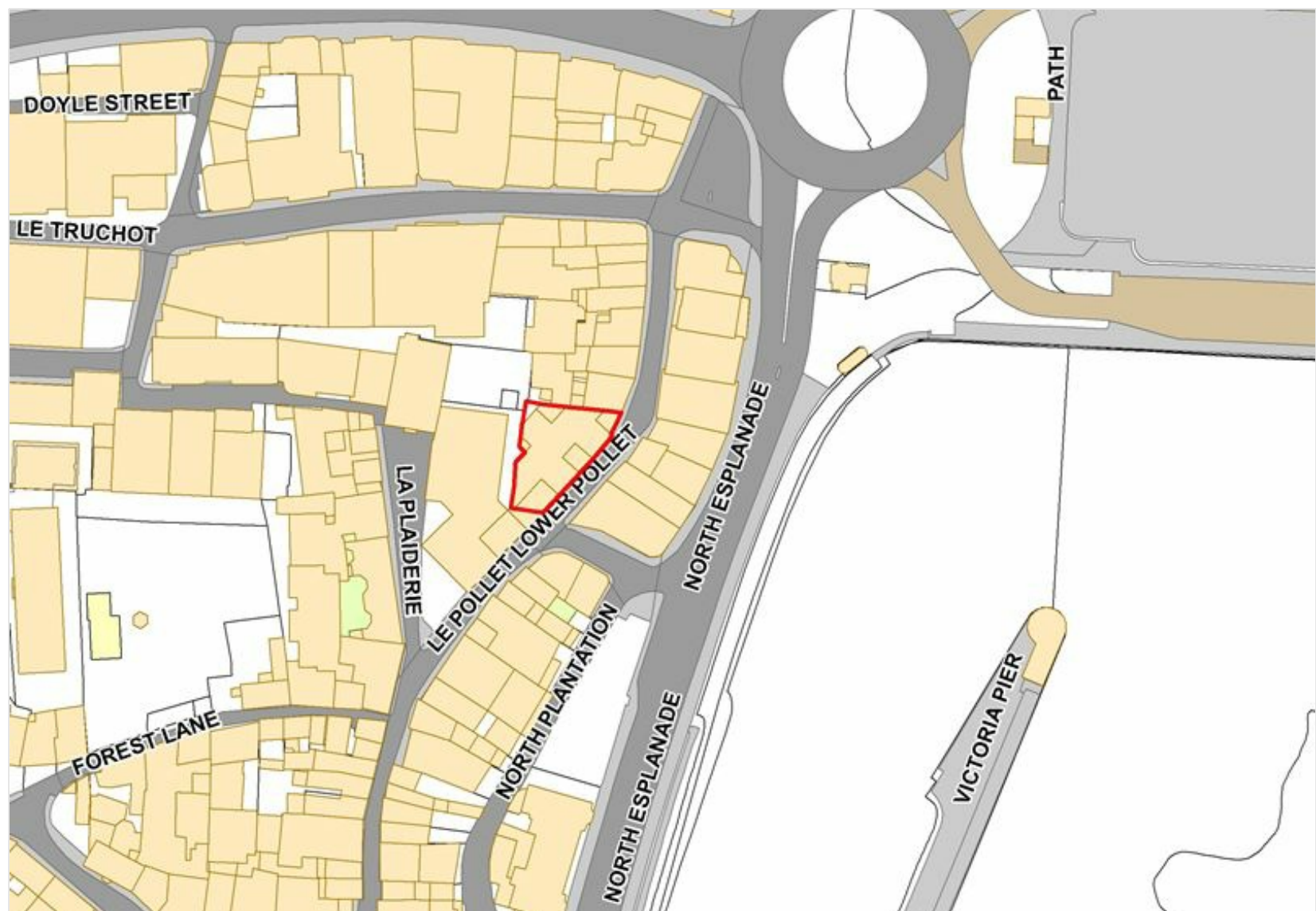
Suites 7 & 8 form part of Windsor House which has recently undergone a major refurbishment to create a landmark building, with design-led space including shared "green" roof terrace, collaboration areas and meeting room.

## LOCATION

Windsor House is located in the heart of Guernsey's central business district, in close proximity to the prime office pitch. It therefore sits conveniently by the High Street and the amenities it has to offer as well as the long stay public car parks at North Beach and Salerie Corner.

Given the premises is also situated by the seafront, it benefits from stunning panoramic sea views.

Other occupiers in the vicinity include BNP Paribas, Rothschild, SG Kleinwort Hambros, Beddell, Ogier and HSBC Bank.



## DESCRIPTION

The available premises comprises two suites (7 & 8) which are on the fourth floor of Windsor House. Each suite sits either side of the central stair core and lift lobby.

Generally, the accommodation is fitted with LED lighting, perimeter trunking with power and data sockets, air conditioning, carpet tiled floors and kitchenettes.

The larger suite (7) is offered in an open plan layout whilst the smaller suite (8) has been fitted with two boardrooms and a client waiting area.

Both have the benefit of excellent levels of natural light together with panoramic sea views overlooking the harbour and neighbouring islands.

The premises has use of the communal toilet facilities, shower facilities, a shared meeting room, bicycle storage area and external terrace.

## ACCOMMODATION

The premises offers 2,269 sq ft of accommodation. This is arranged as follows:

Description	Area (sq ft)
Suite 7 (Office - green on plan below)	1,355
Suite 8 (Client Area - purple on plan below)	918
<b>Total</b>	<b>2,269</b>



## TENURE

Leasehold.

The premises is available by way of an assignment of an existing lease which is due to expire on 5 October 2032 but with a tenant break option on 5 October 2026.

## CAR PARKING

Whilst there is no allocated onsite car parking, there may be an opportunity to rent some car parking nearby. This is by way of separate negotiation.

## RENT

The rent for the premises is £72,672 per annum.

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

## **AVAILABILITY**

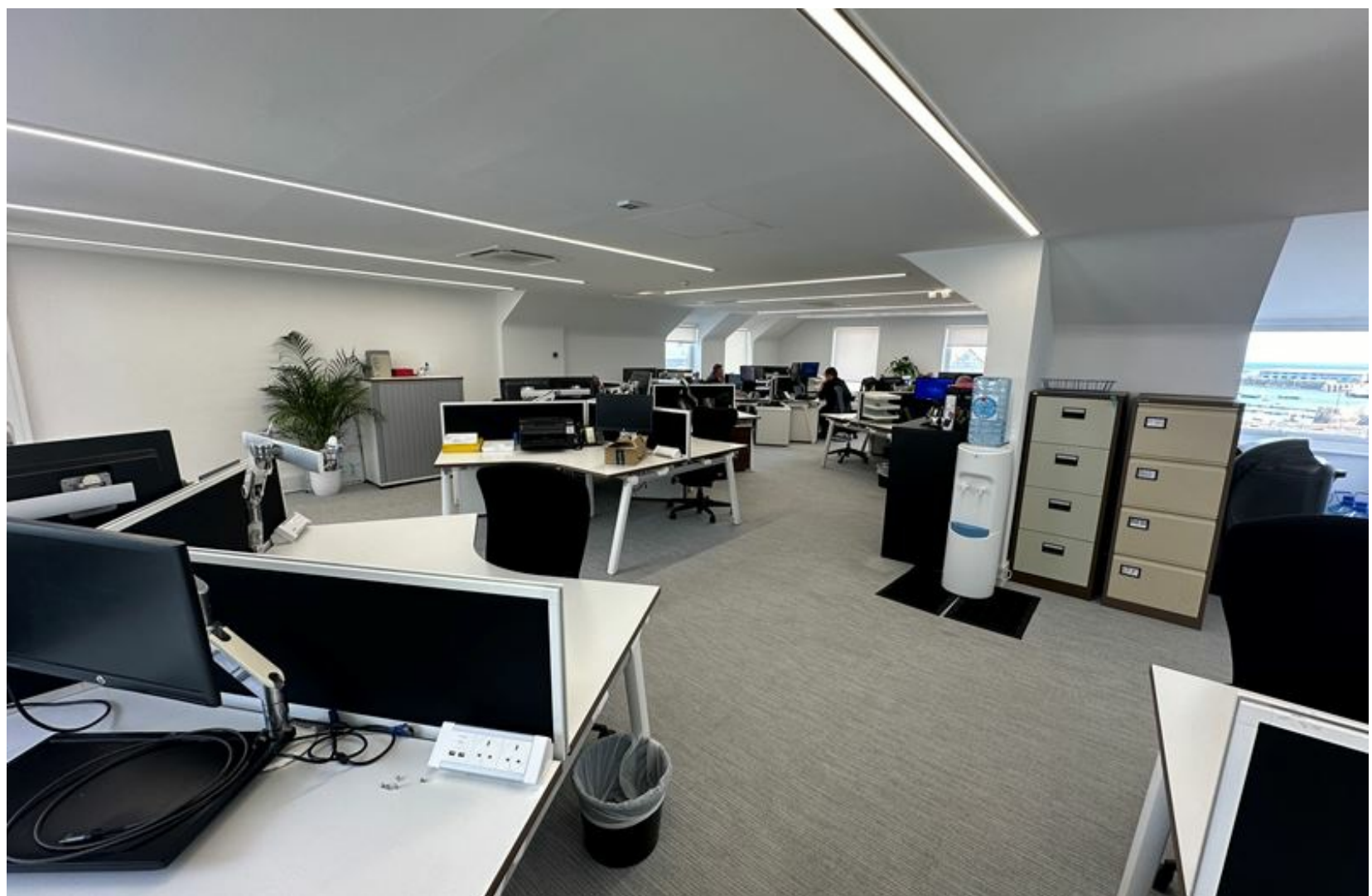
The premises is available to rent immediately.

## **LEGALS**

Each party is responsible for its own costs. All terms are subject to contract.











## Our Services

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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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