

Maison Allaire, 3rd Floor

Smith Street, St Peter Port, Guernsey

Period Office Building



Total Space
384 Sq Ft

Specification
Well-presented

Location
Central Town

Outlook
Sea Views

Rent
Upon Application

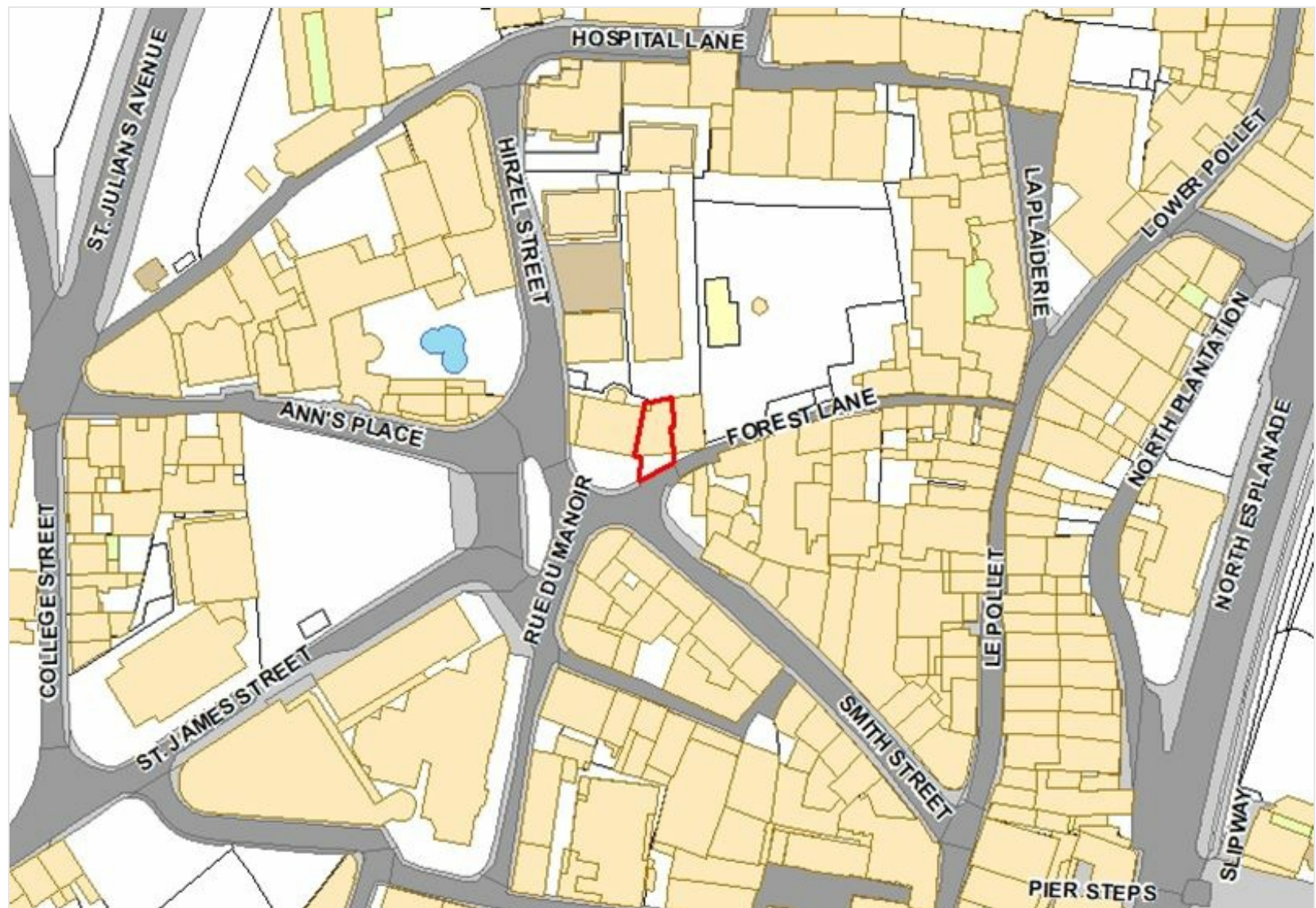
Available
Immediately

Situated in the heart of St Peter Port's town centre, this third floor premises offers well-presented office accommodation with sea views.

LOCATION

Maison Allaire is situated in the centre of St Peter Port at the top end of Smith Street.

It occupies a highly central position, in the immediate vicinity of the High Street and the amenities St Peter Port has to offer.



DESCRIPTION

Maison Allaire is an attractive period building which has been converted to provide modern office accommodation arranged over ground and three upper floors. It has been finished to a good standard and is predominantly fitted with LED lighting, carpet tiled flooring, raised access flooring, power and data points and under floor heating.

The available accommodation is located on the third (top) floor of the building and comprises open plan accommodation with feature curved walls. Given it has fenestration on three elevations and a glass door leading out to a stairwell with glass roof, there is plenty of natural light. The premises also has the benefit of sea views.

On the same floor is a single WC but additional communal toilet facilities are located on the first floor of the building together with a communal kitchenette on the second floor.

Depending on availability, a car parking space could be allocated to the premises.

ACCOMMODATION

The property provides 384 sq ft of office accommodation.

TENURE

Leasehold.

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 request.

In addition to the rent, a service charge is also payable in respect of the communal areas.

The tenant shall also contribute a fair proportion towards the tax on real property, parochial rates, building insurance and utilities.

AVAILABILITY

The premises is available to rent immediately.

LEGALS

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



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FURTHER
INFORMATION
& VIEWING

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