

# Unit 3A, Best Complex

Ruette Braye, St Peter Port, Guernsey

## Office Premises



Total Space

**334 Sq Ft**

—

Location

**Outskirts of Town**

—

Prominence

**Main Road Frontage**

—

Car Parking

**1 Onsite Space**

—

Rent

**POA**

—

Available

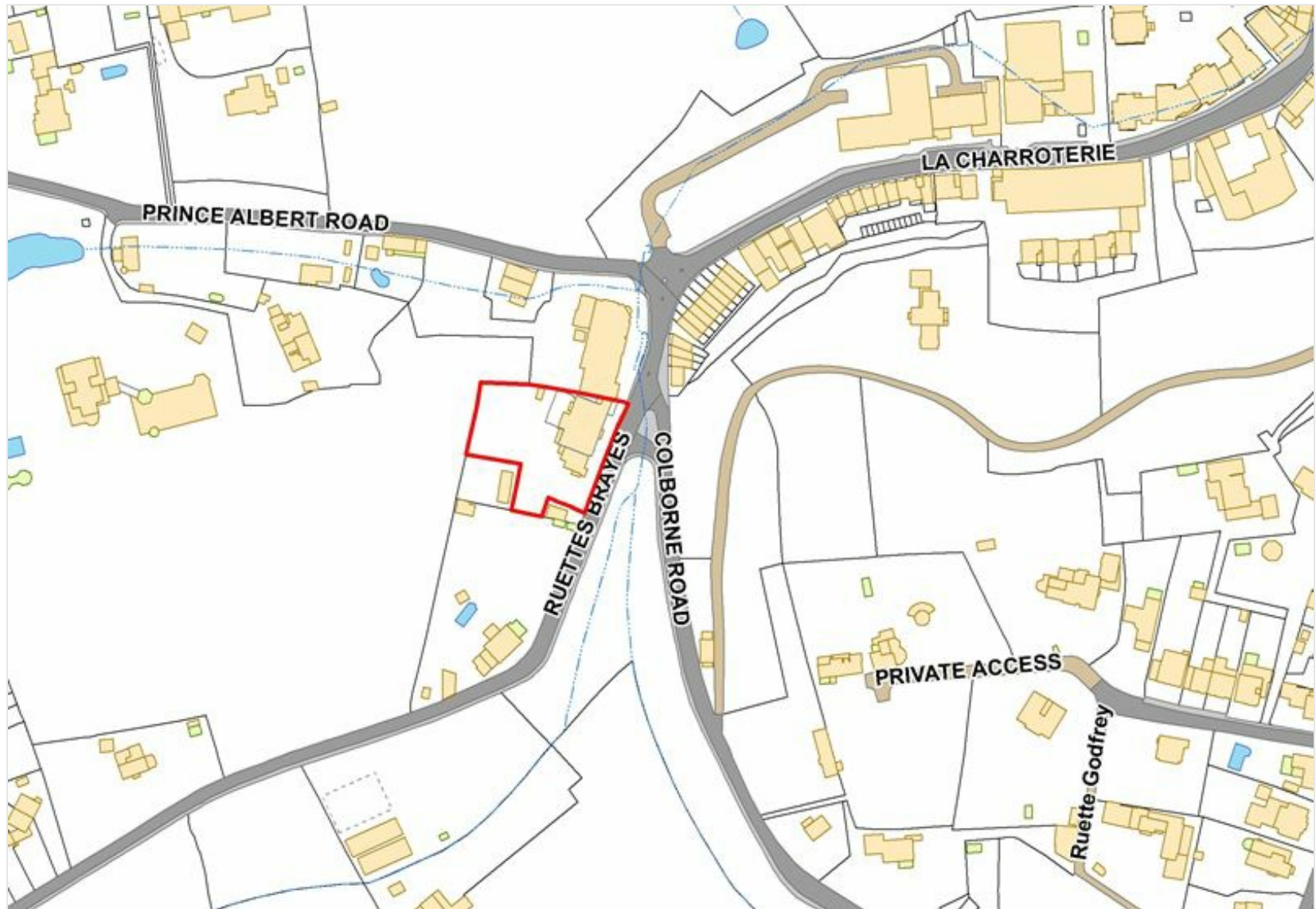
**Immediately**

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The Best Complex is situated along Ruette Braye, one of the main arterial routes into the centre of St Peter Port. The available premises is an office with onsite car parking.

## LOCATION

The Best Complex is situated along Ruelle Braye, one of the main arterial routes into the centre of St Peter Port from the Southern parishes. It therefore benefits from a prominent main road location, on the outskirts of the town centre.



## DESCRIPTION

The available premises is an office which is accessed from the rear car park of The Best Complex.

It offers an open plan office with meeting room and ancillary accommodation which includes a tea point, WC and storage accommodation. The office is generally fitted with wood effect flooring, fluorescent lighting, perimeter trunking, power and data points.

Externally, located at the rear of The Best Complex, the premises has been allocated one onsite car parking space. If required, an additional space could potentially be provided at an additional cost.

## ACCOMMODATION

The premises provides approximately 334 sq ft of accommodation. This comprises the following:

Description	Area (sq ft)
Office	182
Meeting room	51
Ancillary	101
<b>Total</b>	<b>334</b>

## TENURE

Leasehold.

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

## RENT

The rent for the premises is available on application

The tenant shall also be responsible for the tax on real property, parish rates, building insurance and utilities associated with the premises.

## 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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### 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

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