

# Roseneath

La Grange, St Peter Port, Guernsey

## Period Office Building

£35,000 PA plus parking



Total Space  
**444 Sq Ft**

—

Car Parking  
**Onsite Spaces**

—

Location  
**Outskirts of Town**

—

Boardroom  
**Shared Use**

—

Period Building  
**Original Features**

—

Rent  
**£35,000 per annum**

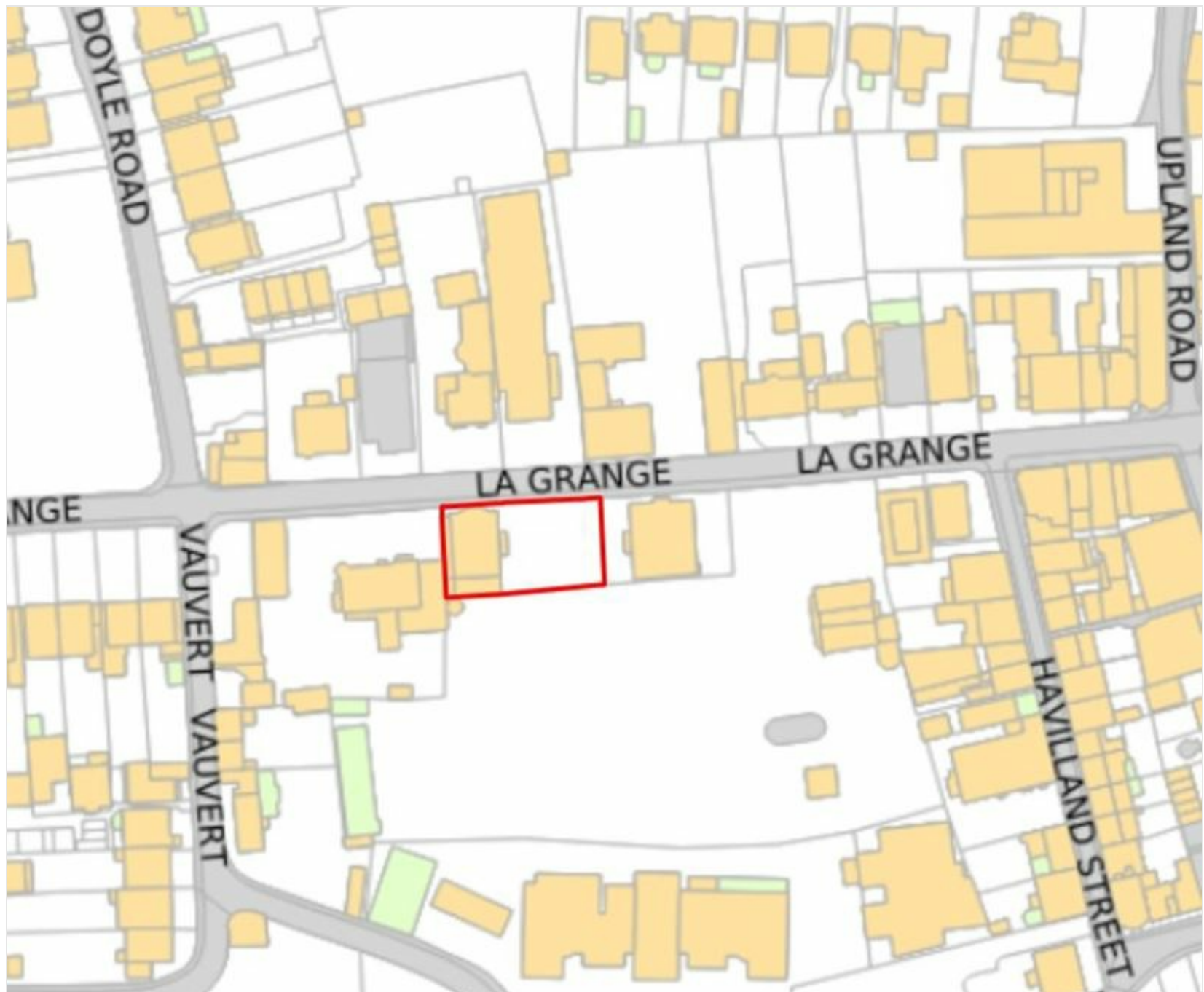
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A period office building located conveniently on the outskirts of St Peter Port with parking available onsite.

## LOCATION

Roseneath sits on La Grange, on the outskirts of St Peter Port's town centre, one of the main arterial routes leading in and out of St Peter Port.

It is therefore well connected and within walking distance of the main financial district, High Street and the amenities St Peter Port has to offer.



## DESCRIPTION

Roseneath is a period building offering well-presented office accommodation.

The available premises is situated on the first floor of the building and is currently arranged into four individual offices and a separate WC.

An impressive communal boardroom, which is also on the first floor and is shared with the other two tenants, can be reserved for meetings by contacting the Landlord.

There is also a communal kitchen, toilets and showers within the building

The building has plenty of retained original features and generous ceiling heights.

Externally, there are 15 onsite car parking spaces situated to the side and front of the property, spaces can be rented at an additional cost . There is also public car parking nearby at the Odeon public car park.

## ACCOMMODATION

The premises provides 444 sq ft of office accommodation which is arranged over three offices and a store cupboard.

## TENURE

Leasehold.

The property is available by way of a new sublease with the existing tenant.

## RENT

The rent for the office premises is £35,000 per annum.

Onsite car parking spaces also available to rent at an additional £2,500 per annum.

In addition to the rent, the tenant will be responsible for paying the service charge, Tax on Real Property, parish rates, building insurance and utilities.

## AVAILABLE

This premises is available to rent immediately.

## LEGALS

All terms are subject to contract.  
Each party shall bear their own legals 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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