

Island House **UNDER OFFER**

Island House, Rohais, St Peter Port, Guernsey

Out of Town Office



Total Space
701 Sq Ft

Location
Out of Town

Onsite Car Parking
6 Spaces

Specification
Well Maintained

Rent
Upon Application

Available
December 2024

Situated along Rohais this conveniently located out of town office is arranged over the first and second floors of a mixed use building. It has 6 dedicated onsite car parking spaces.

LOCATION

Island House sits on the southern side of the Rohais in the parish of St Peter Port, approximately 2km from the St Peter Port's town centre.

It therefore sits on the outskirts of St Peter Port, along one of the arterial routes leading into the town centre. As such, it benefits from excellent transport links to St Peter Port and the west coast.



DESCRIPTION

The available premises comprises a self contained office offering 701 sq ft of accommodation arranged over the first and second floor. It forms part of a mixed use building known as Island House.

The first floor, accessed via a single door on the eastern side of the property, comprises four cellular offices with the larger office to the north of the property, currently being used as a boardroom. All the offices have ceiling mounted florescent lights, Cat 5E data cabling and points, carpet tiled floors and wall mounted heaters.

The second floor comprises a larger office, currently being used as a filing room, a kitchenette and two WC's.

The premises is well maintained and offers well presented accommodation.

Externally, at the rear of the building is a car park where the premises has six allocated onsite car parking spaces.

ACCOMMODATION

The available premises provides approximately 701 sq ft of office accommodation arranged over two floors, this comprises the following:

Office	Floor	Area (sq ft)
Boardroom	First	169
1	First	102
2	First	150
3	First	93
4	Second	131
Kitchen	Second	18
Lobby	Second	37
Total		701

TENURE

Leasehold.

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

RENT

The rent for the premises is available upon application.

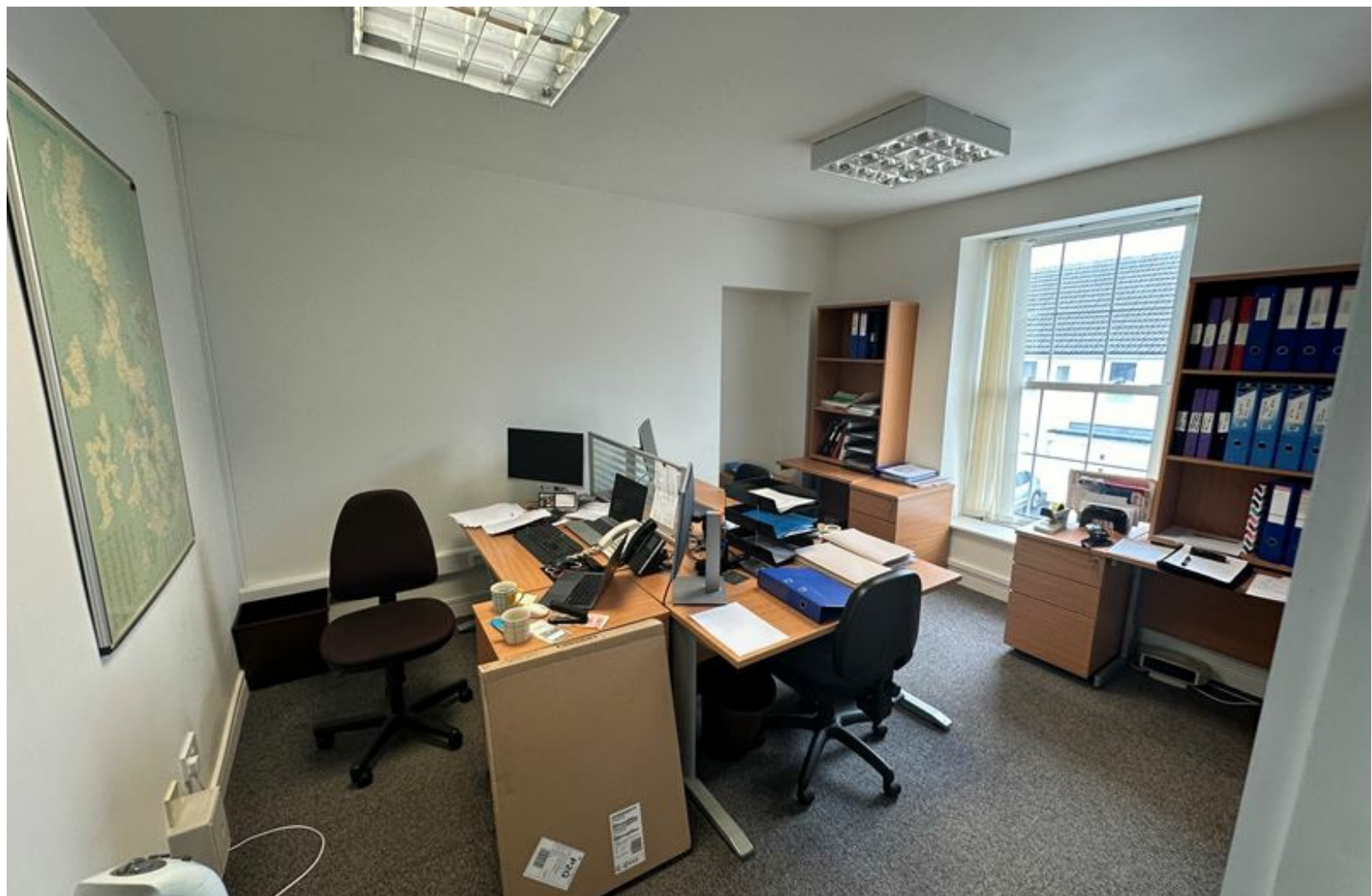
AVAILABLE

The premises is available from mid December 2024.

LEGAL

All terms are subject to contract.
Each party is to bare their own legal costs.







Our Services

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FURTHER
INFORMATION
& VIEWING

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