

Lancaster Court

Forest Lane, St Peter Port, Guernsey

Turn-key Opportunity

Temporary Office Space



Total Space
7,147 Sq Ft

Ground Floor
2,196 Sq Ft

First Floor
2,637 Sq Ft

Second Floor
2,314 Sq Ft

As a Whole
Or in Part

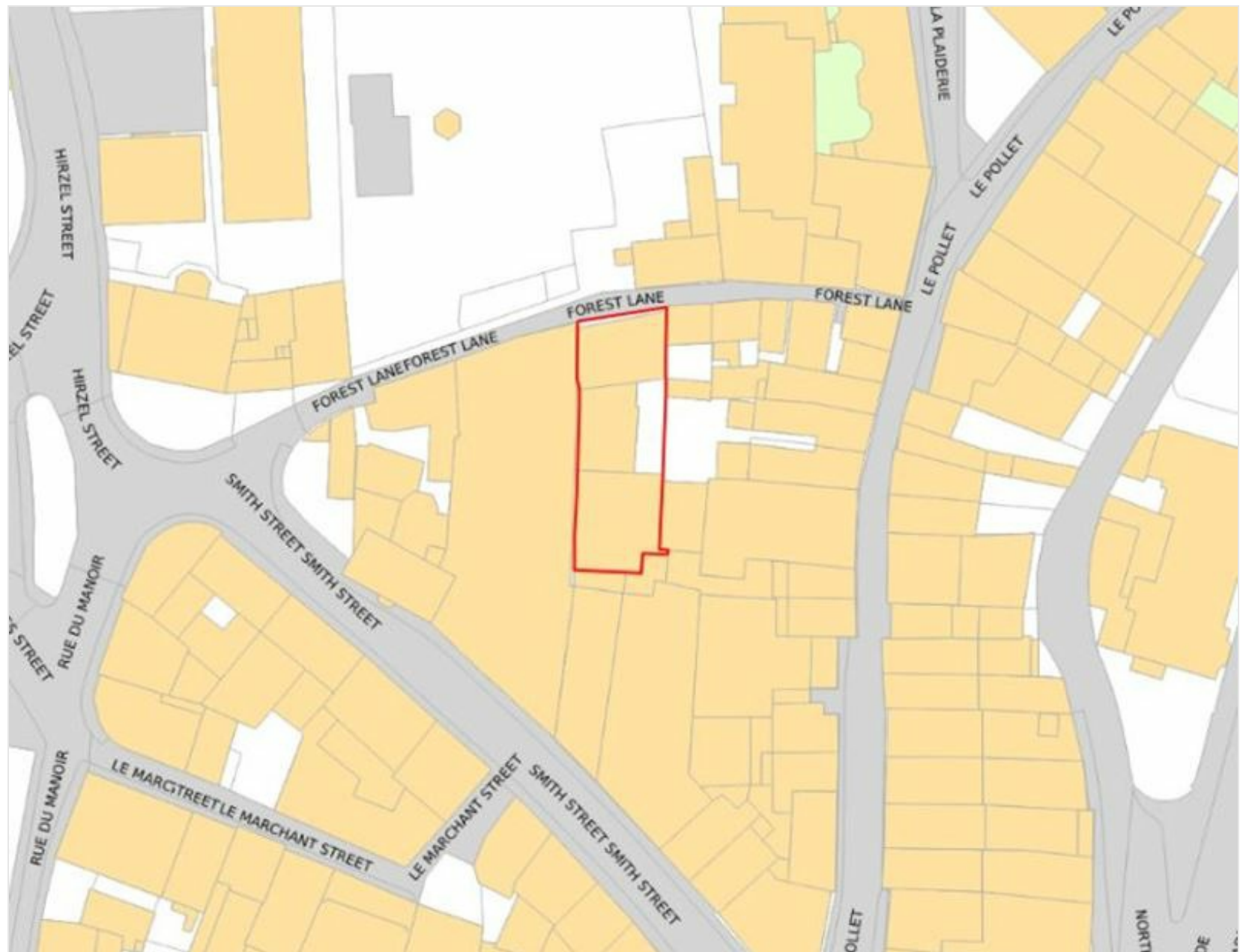
Location
Central Town

Situated in the heart of St Peter Port's town centre, this modern office building offers well equipped accommodation for those either looking for short term swing space or to occupy over the longer term.

LOCATION

Lancaster Court is situated in the centre of St Peter Port along Forest Lane. It occupies a highly central position, in the immediate vicinity of the High Street and the amenities St Peter Port has to offer.

Other occupiers in the vicinity include the Royal Courts, Law Officers of the Crown, Dixcart Trust, AFR Advocates, Lloyds Bank and Utmot.



DESCRIPTION

The available premises known as Lancaster Court is arranged over ground and two upper floors. It has been finished to a good standard and is predominantly fitted with florescent ceiling lighting, carpet tiled flooring, perimeter floor boxing and suspended ceiling.

The ground floor comprises a well finished reception area with LED lighting and a four person meeting room. The reception leads to a number of modern client meeting suites with a large kitchen.

The offices are accessed via a communal stairway in the centre of the property, benefiting from carpet tiled floors, stainless steel handrails and LED lights. Located on the western side of the first floor is the employee breakout area. There are W/Cs located on every floor and kitchenettes in every office. The shower is located on the first floor in the female w/c.

There is an eight person board room on the first floor and a large 12 person boardroom with extra lounge area located on the second floor. The larger board room benefits from channelled floor boxes and perimeter trunking.

Externally, the property is accessed via a private lane off Forest Lane. In front of the property is a small outside area with seating.

The premises are available as a whole or on a per floor basis.

ACCOMMODATION

Lancaster Court is arranged over three stories and would be suitable to take as a whole or on a per floor basis. It is arranged as follows:

	sq m	sq ft
Grd Floor Main Office	143	1,539
Grd Floor Office	61	657
1st Floor Main Office	153	1,647
1st Floor Office	92	990
2nd Floor Main Office	148	1,593
2nd Floor Boardroom	67	721
	664	7,147

TENURE

The property is available by way of assignment of the existing lease which expires 18th July 2026. Alternatively it provides the opportunity for short term lettings and swing space - with a minimum of 3 months.

If required the premises is available to rent by way of a new longer lease directly with the landlord.

RENT

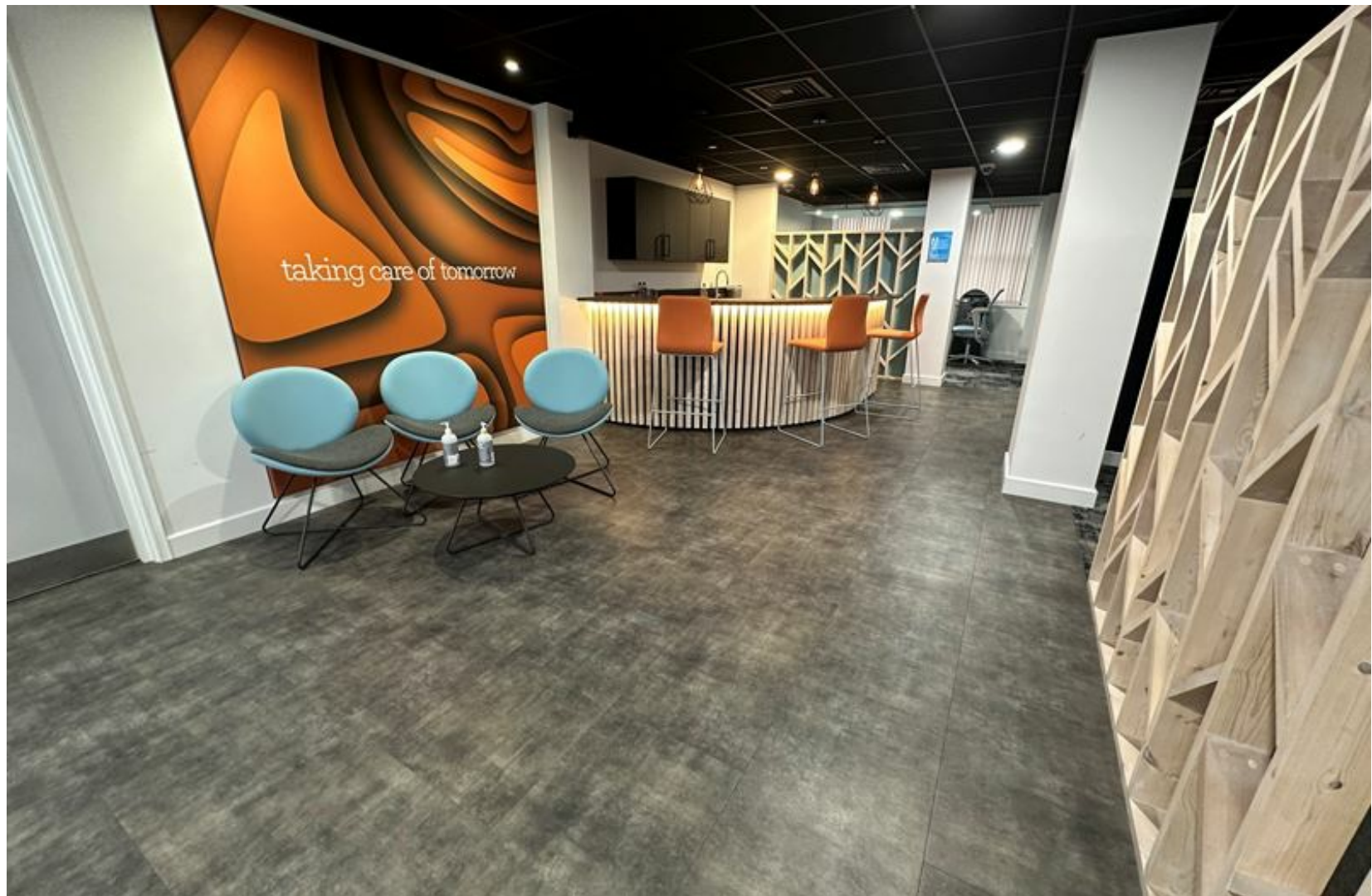
The rent for the premises is available upon request.
In addition to the rent, a service charge is also payable in respect of the communal areas.
The tenant shall also contribute a fair proportion towards the tax on real property, parochial rates, building insurance and utilities.

AVAILABILITY

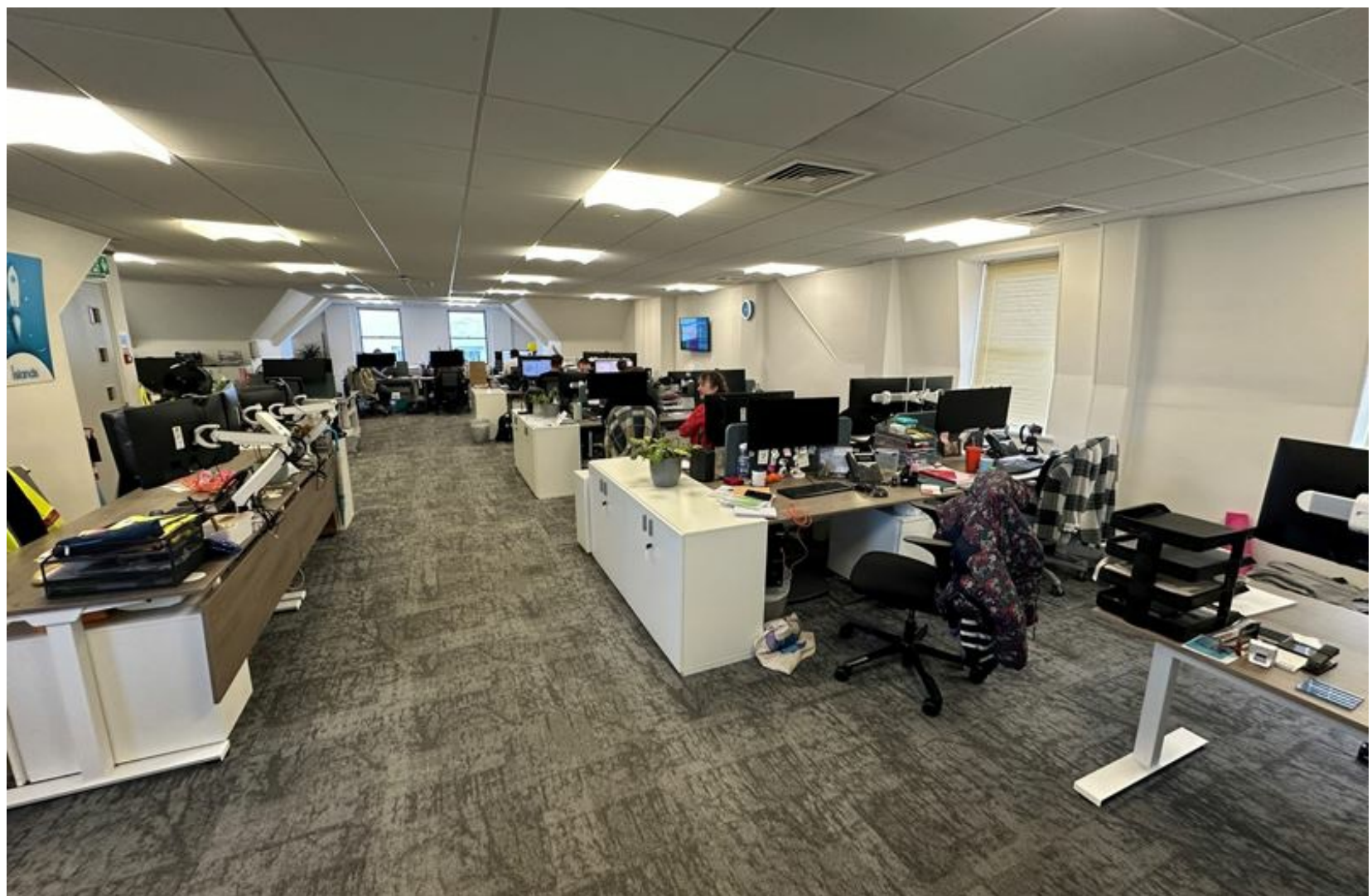
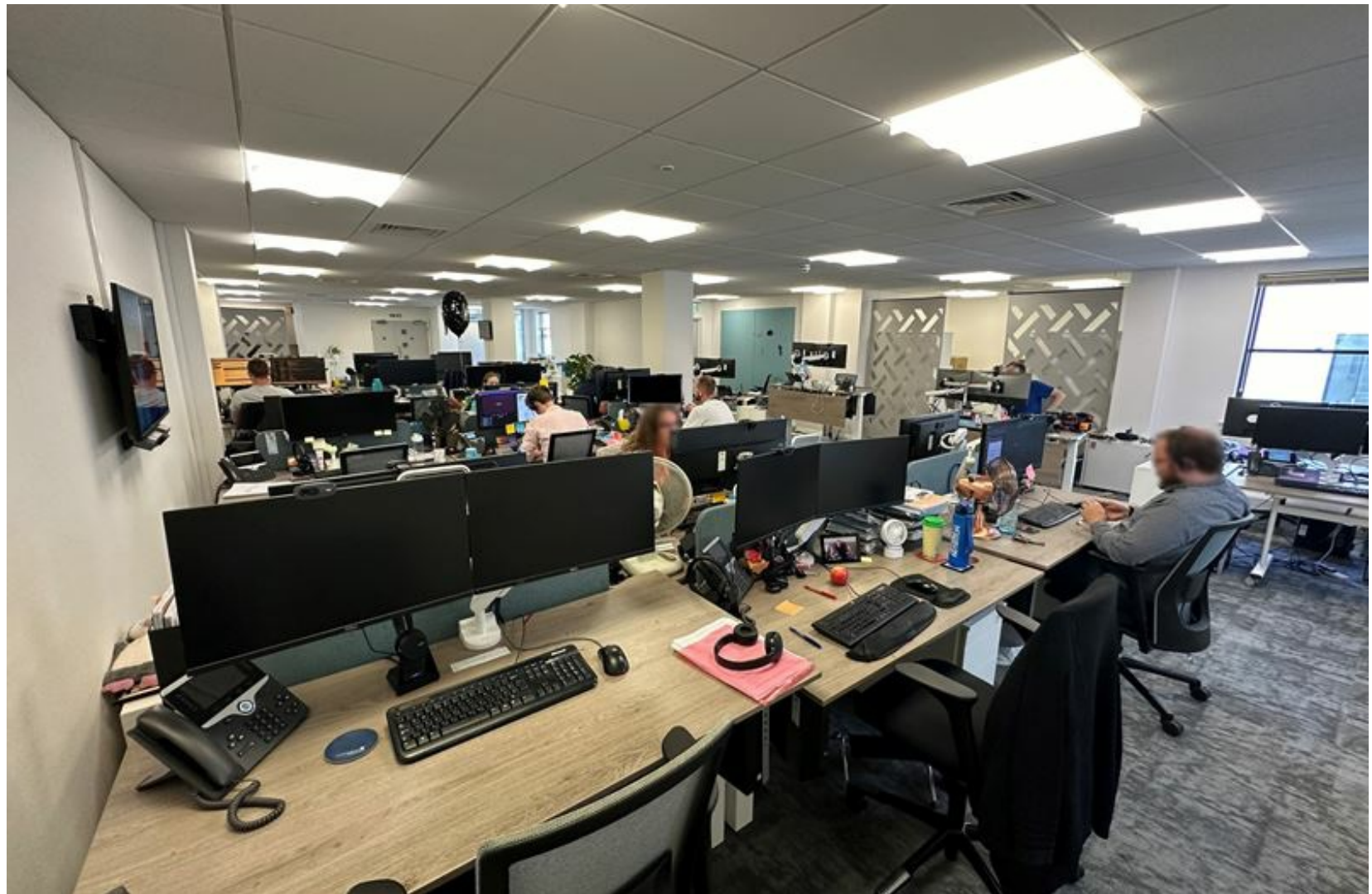
The premises is available to rent from February 2025.

LEGALS

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







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Our Lease Consultancy Department includes an expert team to deal with all manner of landlord and tenant matters.

FURTHER
INFORMATION
& VIEWING

Wing Lai

MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 412578
E: wing.lai@watts.property

Joanna Watts

MA Cantab MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 130686
E: jo.watts@watts.property

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