

Cambridge House

Le Truchot, St Peter Port, Guernsey

Ground Floor



Total Space
5,457 Sq Ft

Location
Central

Specification
Turn-Key

Car Parking
10 On-site Spaces

Layout
Single Floor Plate

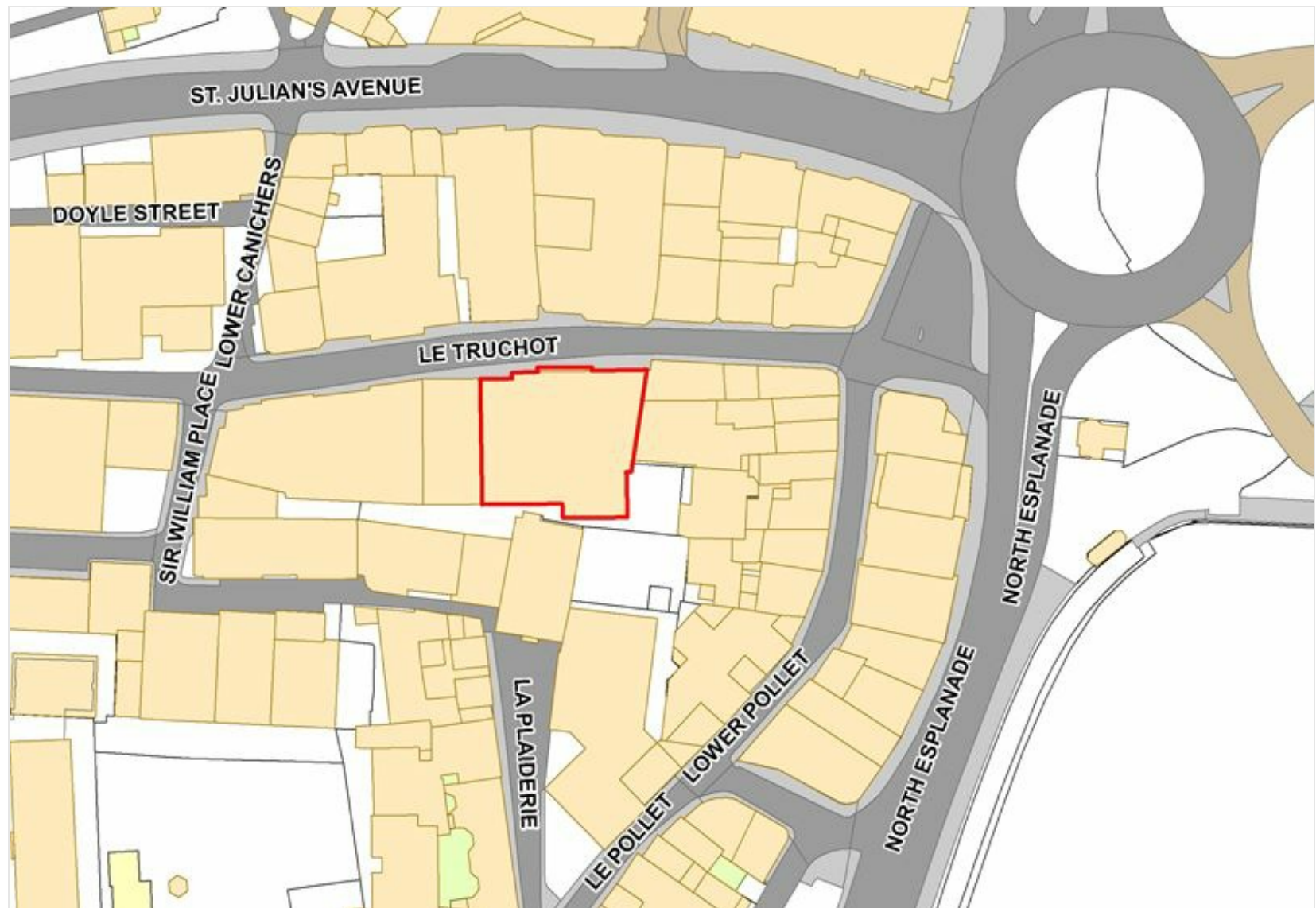
Rent
Upon Application

Cambridge House is situated in the heart of Guernsey's financial district. The available premises is located on the ground floor and benefits from 10 on-site parking spaces.

LOCATION

Cambridge House is located in Le Truchot, a popular location in the heart of St Peter Port's financial district, in close proximity to the North Beach Public Car Park and the central retail area.

Other occupiers in the vicinity include Barclays Bank, Mourant, Ogier, Lloyds, HSBC and BNP Paribas.



DESCRIPTION

The available premises is located on the ground floor of the building. It is fully fitted and comprises predominantly an open plan office with one eight person and one ten person board room. The premises has also been fitted with a breakout/kitchen area, meeting room, communications room and a cellular office.

The premises has also offers:-

- ✚ Suspended ceiling grids with LED lighting
- ✚ Air conditioning
- ✚ Raised access flooring with carpet flooring
- ✚ Smart entrance lobby
- ✚ On site shower facilities
- ✚ Modern WC facilities

Within the building's secure underground car park, the premises has 10 allocated car parking spaces.

ACCOMODATION

The premises provides 5,457 sq ft of office accommodation which offers 57 desks together with on-site car parking for 10 vehicles.

TENURE

Leasehold.

The premises are available by way of an assignment or sublet of an existing lease which is due to expire on 30th November 2026. Longer terms will also be considered by the head landlord.

RENT

The rent for the premises is available upon application.

AVAILABILITY

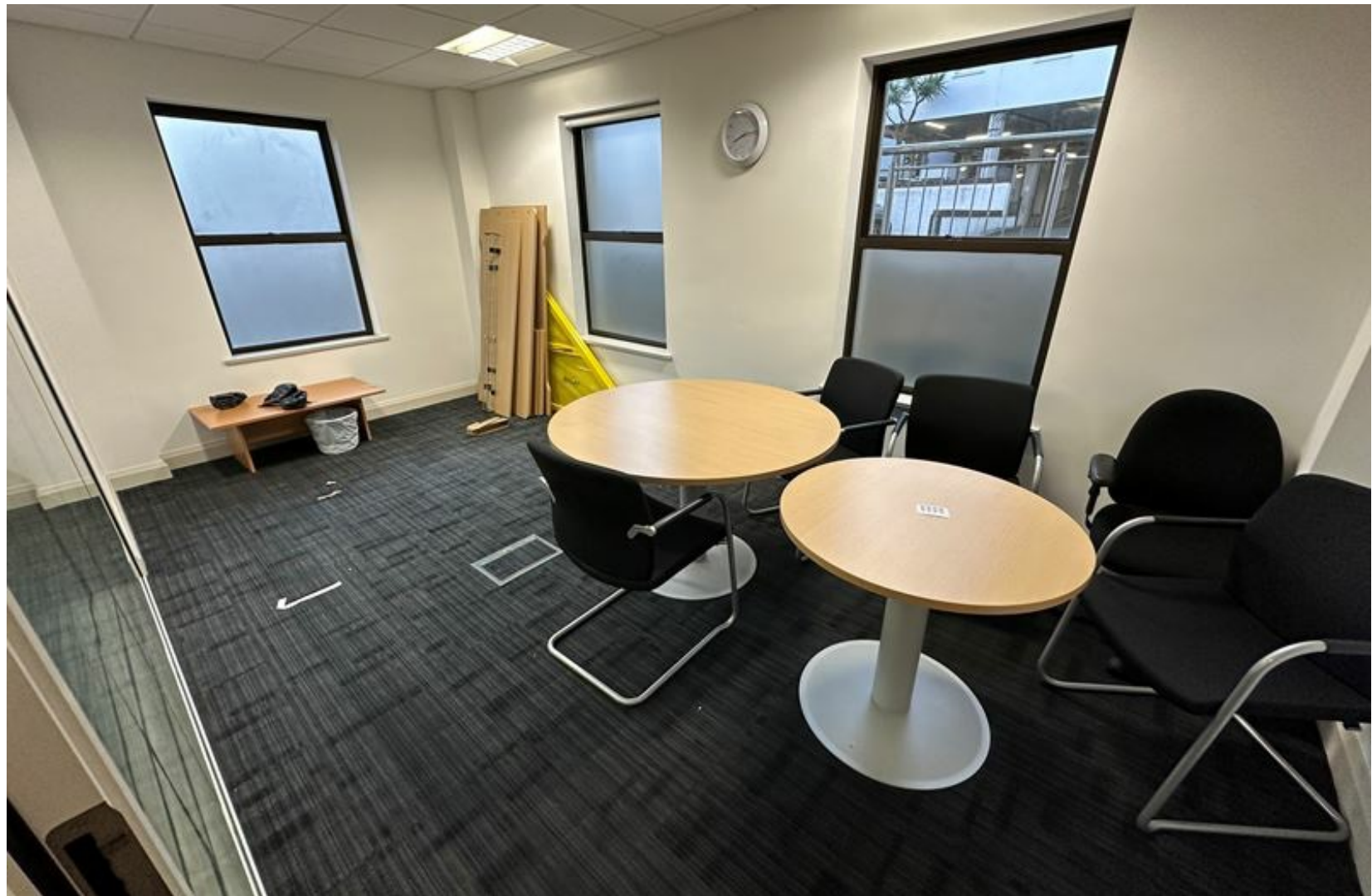
The premises is available to rent immediately.

LEGAL

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









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FURTHER
INFORMATION
& VIEWING

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