

Cambridge House | Third Floor

Le Truchot, St Peter Port, Guernsey

Stunning Sea Views



Total Space
5,249 Sq Ft

Location
Central

Specification
Turn-key

Car Parking
9 Onsite Spaces

Layout
Single Floor Plate

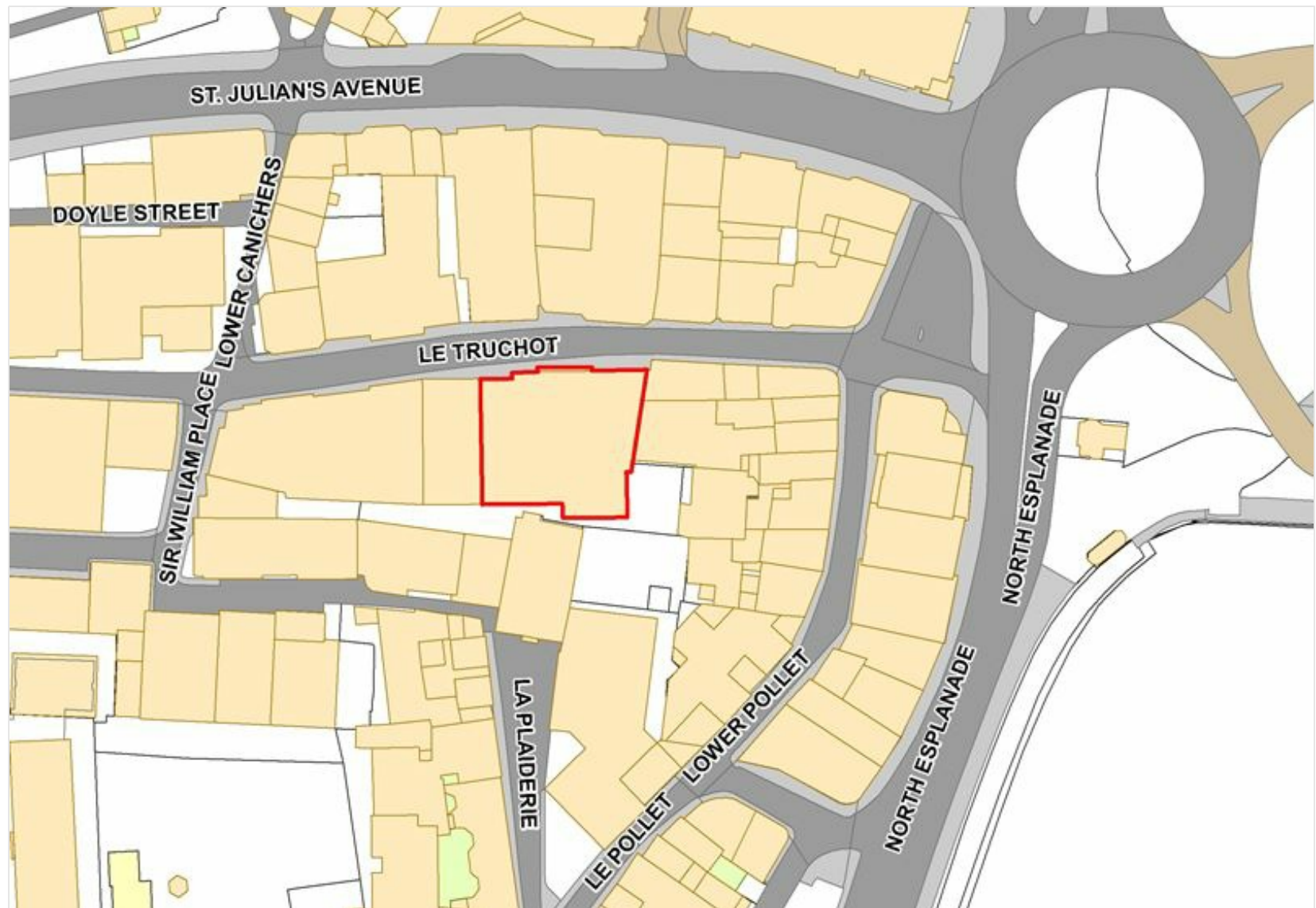
Rent
Upon Application

Cambridge House is situated in the heart of Guernsey's financial district. The available premises is located on the third floor with stunning sea views.

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

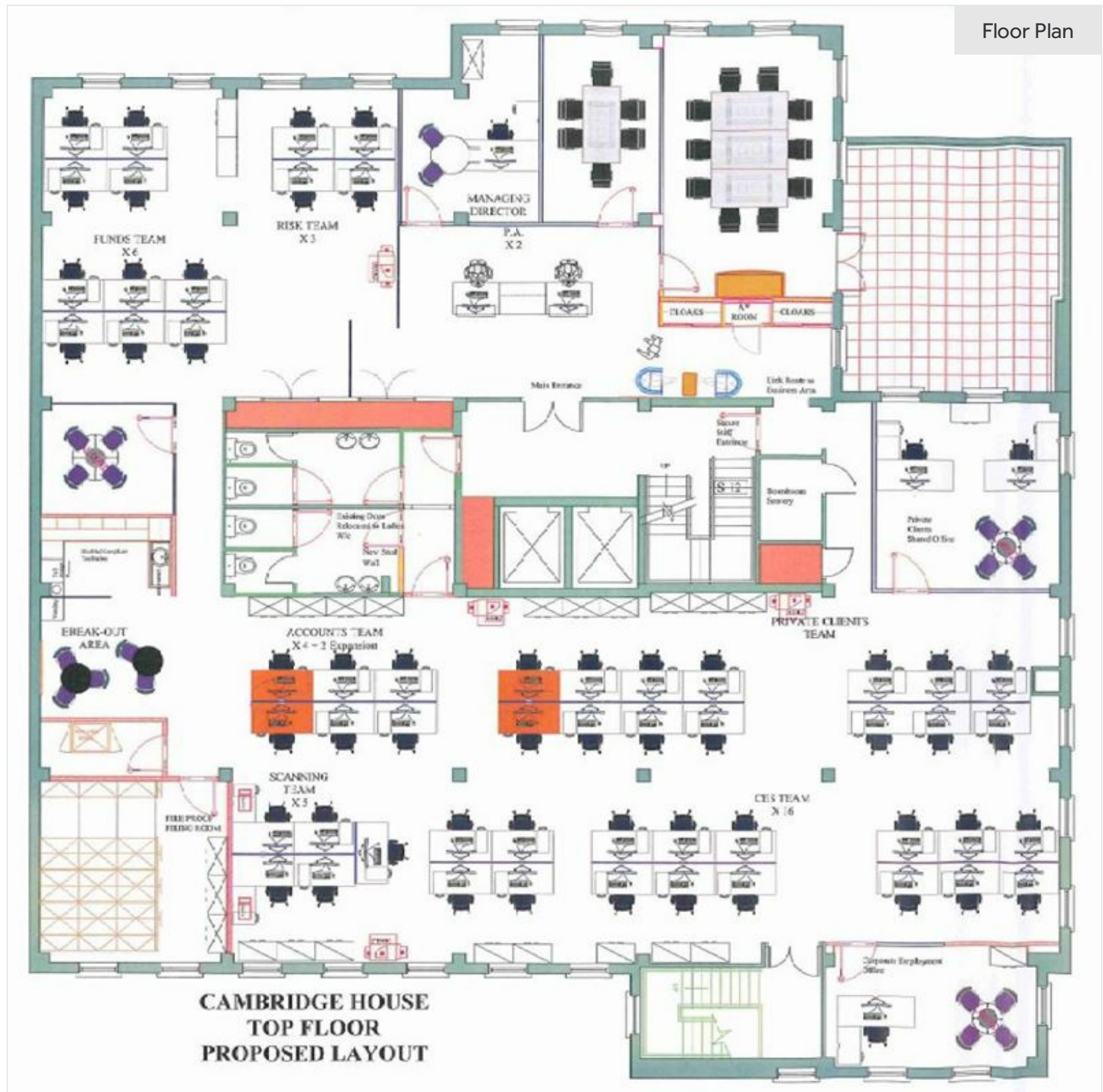
The available premises is located on the third floor of the building. It is fully fitted and comprises a large open plan office with a welcoming reception area, a ten person board room, three meeting rooms, a kitchen/breakout area and a storage room. It also comes with secure onsite parking for 9 vehicles and an impressive roof terrace. Given its position on the third floor, it offers stunning sea views over Castle Cornet, Herm and Sark.

The premises also offers:

- ▣ Suspended ceiling grids with LED lighting
- ▣ Air conditioning
- ▣ Raised access flooring with carpet flooring
- ▣ Smart entrance lobby
- ▣ Onsite shower facilities
- ▣ Modern WC facilities
- ▣ Two new passenger lifts serving each floor

ACCOMODATION

The premises provides 5,249 sq ft of flexible, open plan office accommodation together with onsite car parking for 9 vehicles. Currently comprising office accommodation for 57 desks.



TENURE

Leasehold.

The premises are available by way of a sublease until 31 October 2026 with the option of a longer lease directly with the Landlord after this time.

RENT

The rent for the premises is available upon application.

Furniture may also be available by way of separate negotiation.

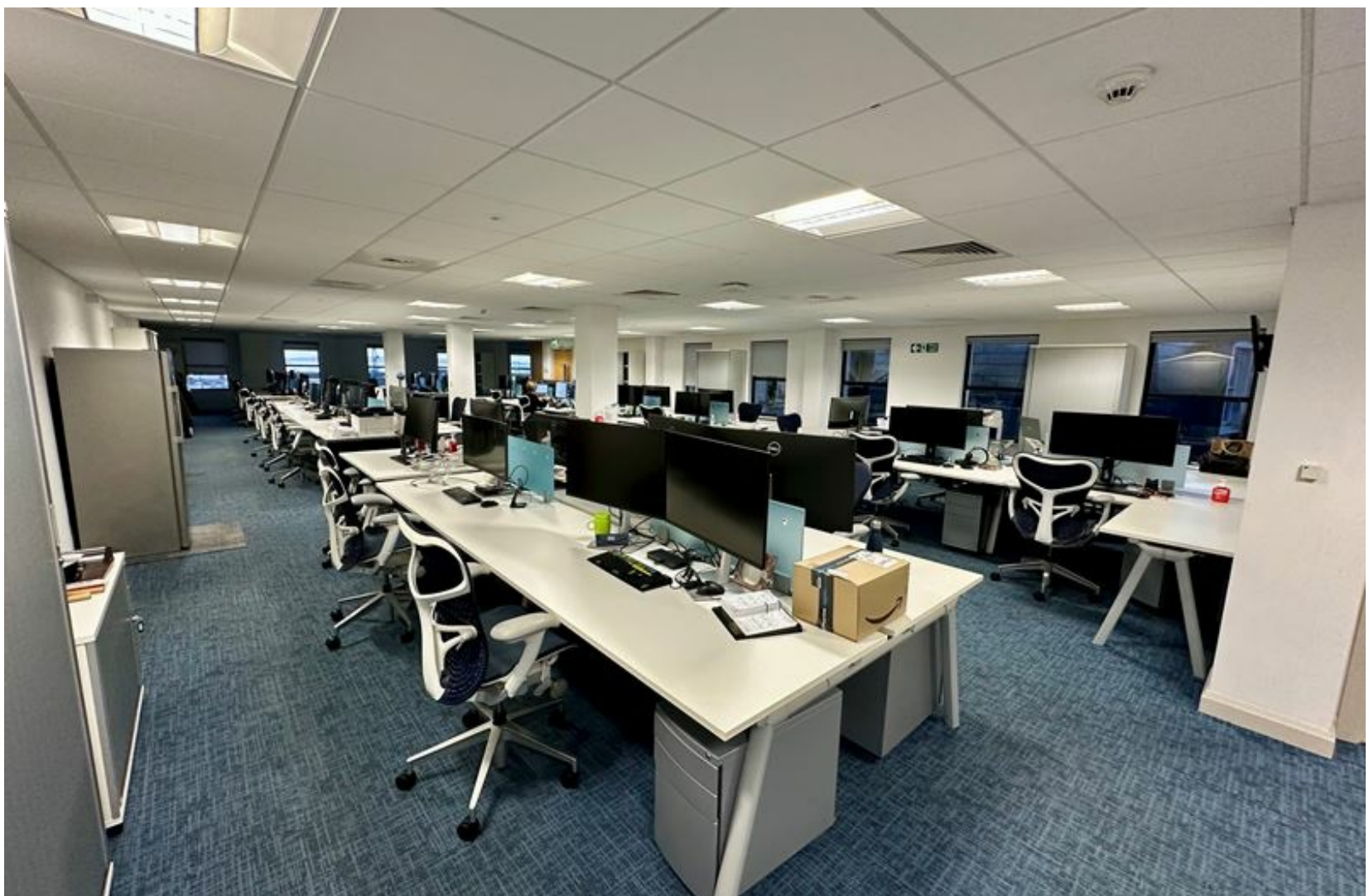
AVAILABILITY

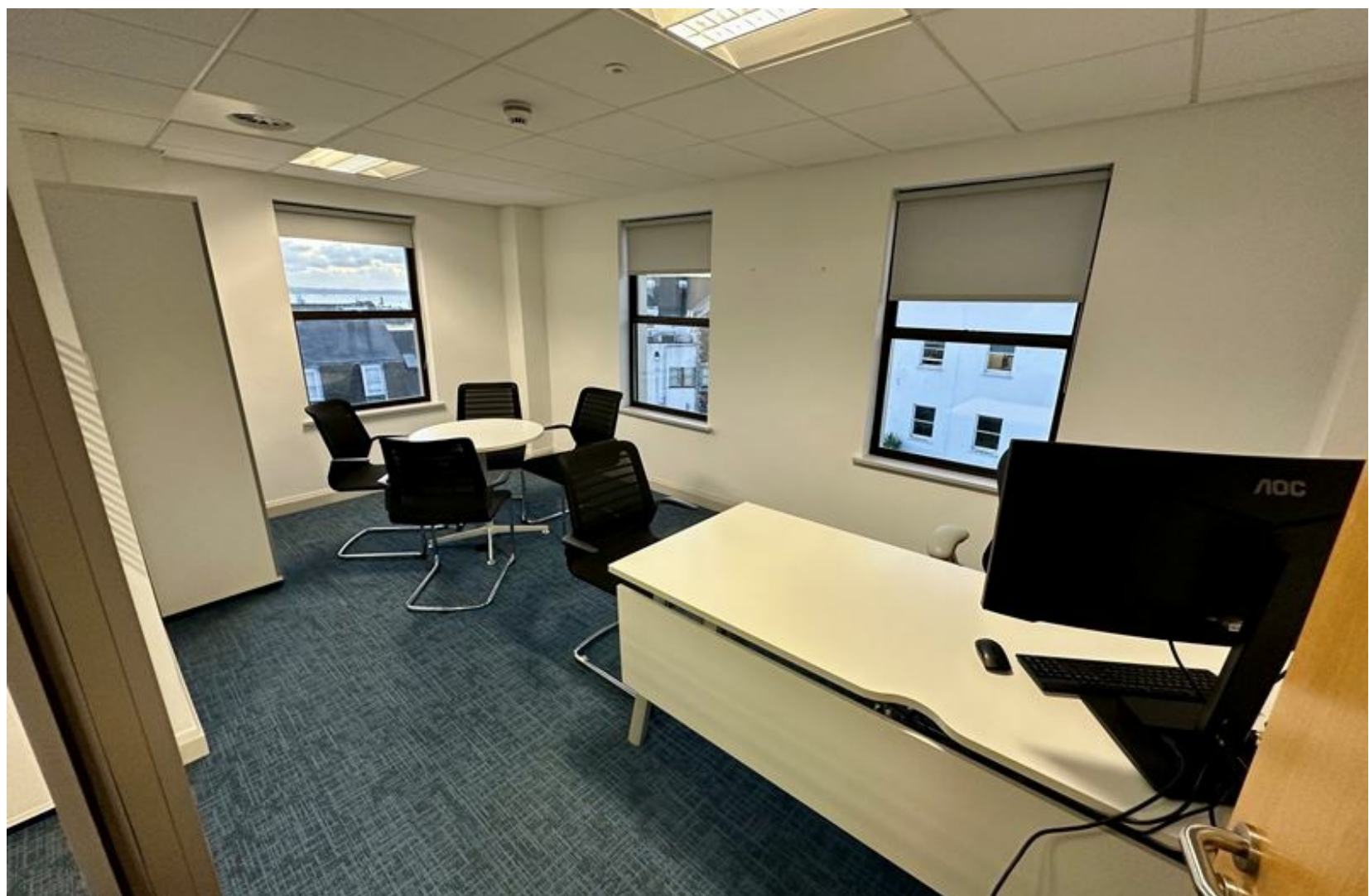
The property is available from March 2025.

LEGAL

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







Our Services

Watts Property Consultants are able to offer the full range of commercial property services to meet clients' requirements.



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

Joanna Watts

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

Wing Lai

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

Every care is taken in the preparation of these particulars, however, Watts Property Consultants Ltd nor its agents nor the vendor are responsible for any errors, omissions or mis-statements contained within them. They do not constitute an offer or contract and no employee of Watts & Co Ltd has the authority to make or give any representation, or warranty in relation to this property. Prospective purchasers and/or tenants should conduct their own investigation before making any agreement to purchase or lease this property. Measurements are given for guidance purposes only and are approximate.