Dixcart House

Sir William Place, St Peter Port, Guernsey

Newly Refurbished Offices

Rent Upon Application



Available Space
2,852 Sq Ft

Mezzanine Floor 1
492 Sq Ft

1st Floor
1,935 Sq Ft

LET
Mezzanine Floor 2
526 Sq Ft

LET
2nd Floor
1,944 Sq Ft

Mezzanine Floor 3
425 Sq Ft

Dixcart House occupies a central location in the heart of St Peter Port's town centre. The premises is arranged over five floors within the building and is available to rent as a whole of in part.

Watts Property Consultants Ltd, One High Street, St Peter Port, Guernsey, GY1 2LZ

T 01481 740071

E info@watts.property

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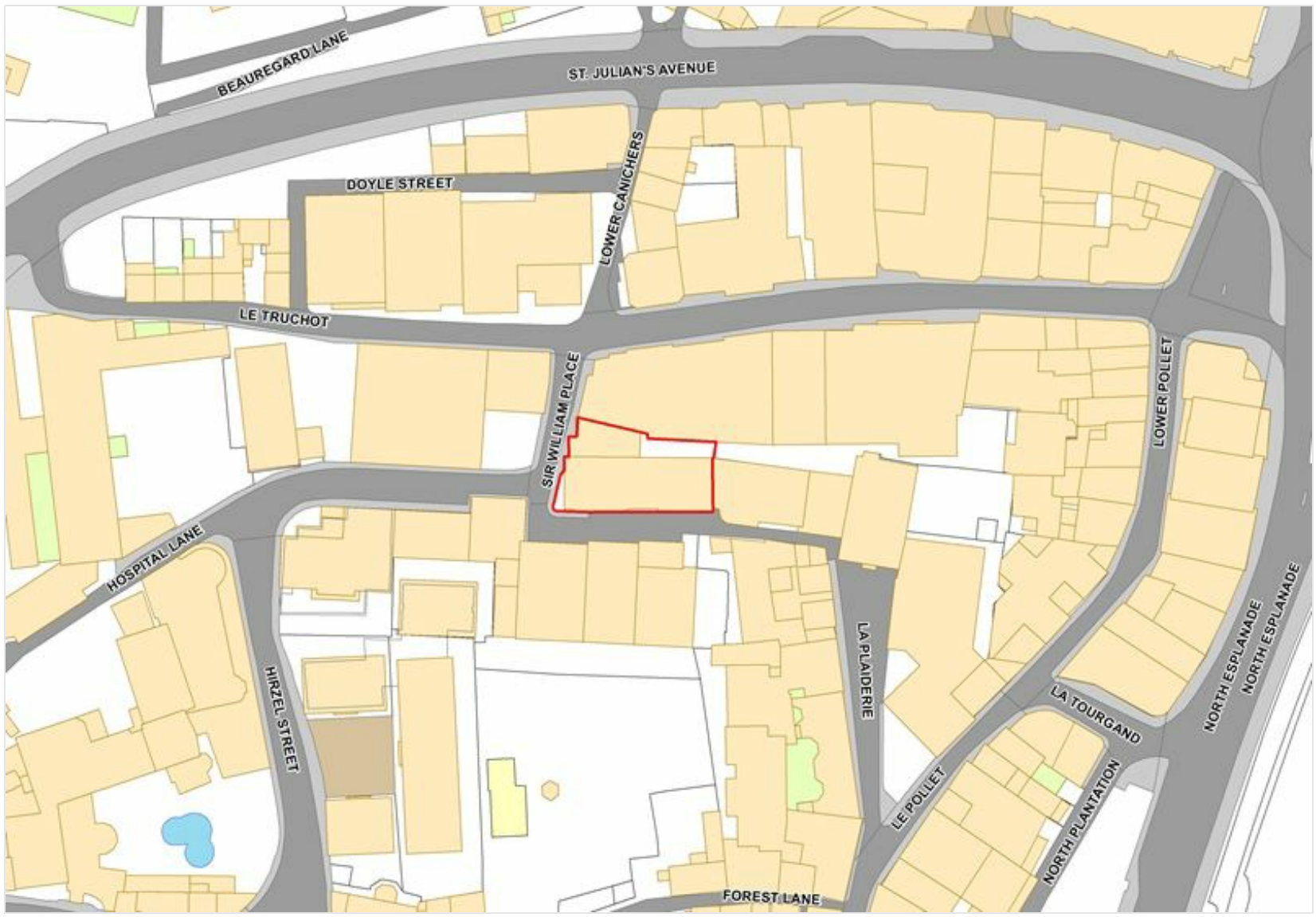
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LOCATION

Dixcart House is situated in Sir William Place, a central location in the heart of St Peter Port's financial district and the main retail area. It is in close proximity to the North Beach Public Car Park and Guernsey's Royal Court.

Other occupiers in the vicinity include Babbe, Rothschild, Utmost Worldwide, Lloyds TSB, FNB as well as other national and local occupiers.



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DESCRIPTION

The available premises are currently undergoing a full refurbishment and will offer modern and attractive work environments. The offices will be finished to a Cat A standard allowing flexibility for in-going tenants.

The property is arranged over five levels and the offices will be fitted with timber slatted ceilings, LED office lighting, carpet tiled flooring, air conditioning units and perimeter trunking. The larger units also have the benefit of kitchenette.

The common areas will offer modern and welcoming stairwells and lobbies together with shared WC and shower facilities.

The building and offices are accessed using a newly installed access control system, tailored to each tenant's requirements.

If required, onsite car parking is available to rent.

ACCOMMODATION

The premises provides 5,322 sq ft of office accommodation arranged over four office units. This comprises the following:

Description	Area (sq ft)	
Mezzanine Floor 1	492	
1st Floor	1,935	
Mezzanine Floor 2	526	
2nd Floor	1,944	**UNDER OFFER**
Mezzanine Floor 3	425	
Total	**5,322**	

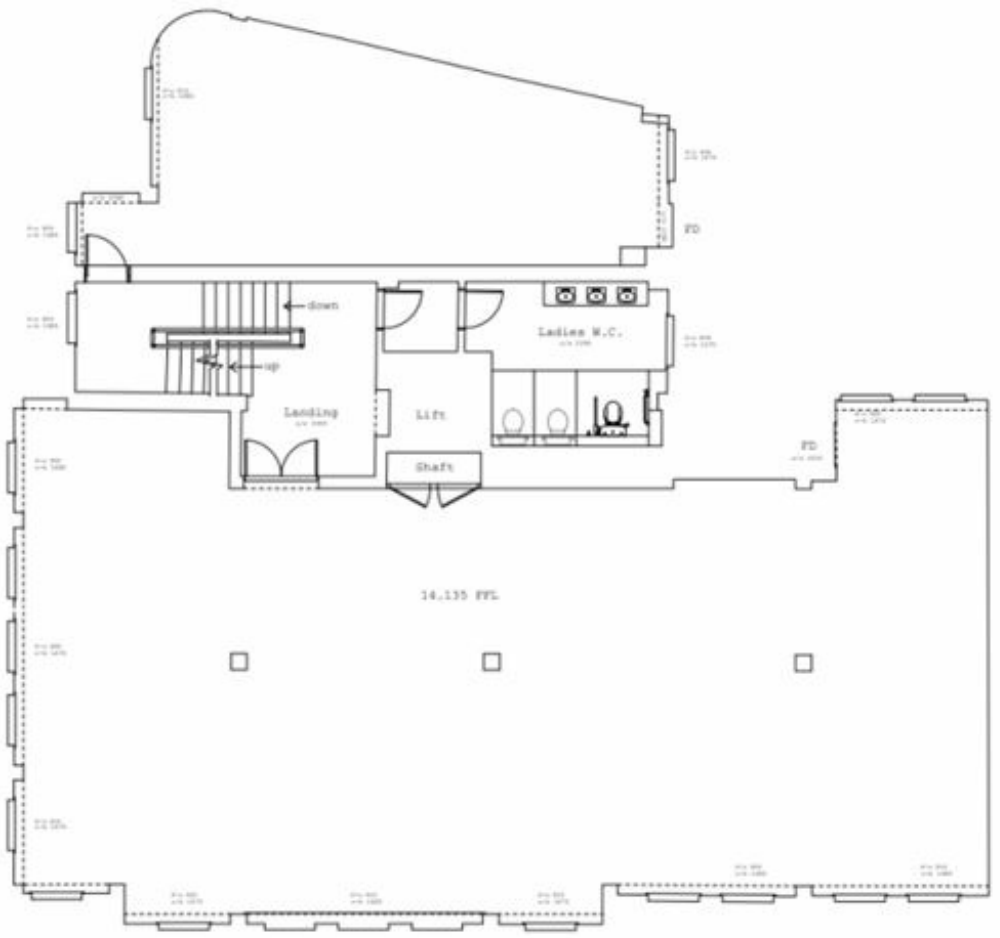
In addition to the office accommodation, there are also two storage rooms in the basement of the building which provide an additional 414 sq ft. A breakdown of this is as follows:

Description	Area (sq ft)
Basement Storage 1	205
Basement Storage 2	209
Total	**414**

The premises is available to rent either as a whole or in part.

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Floor Plan – First Floor



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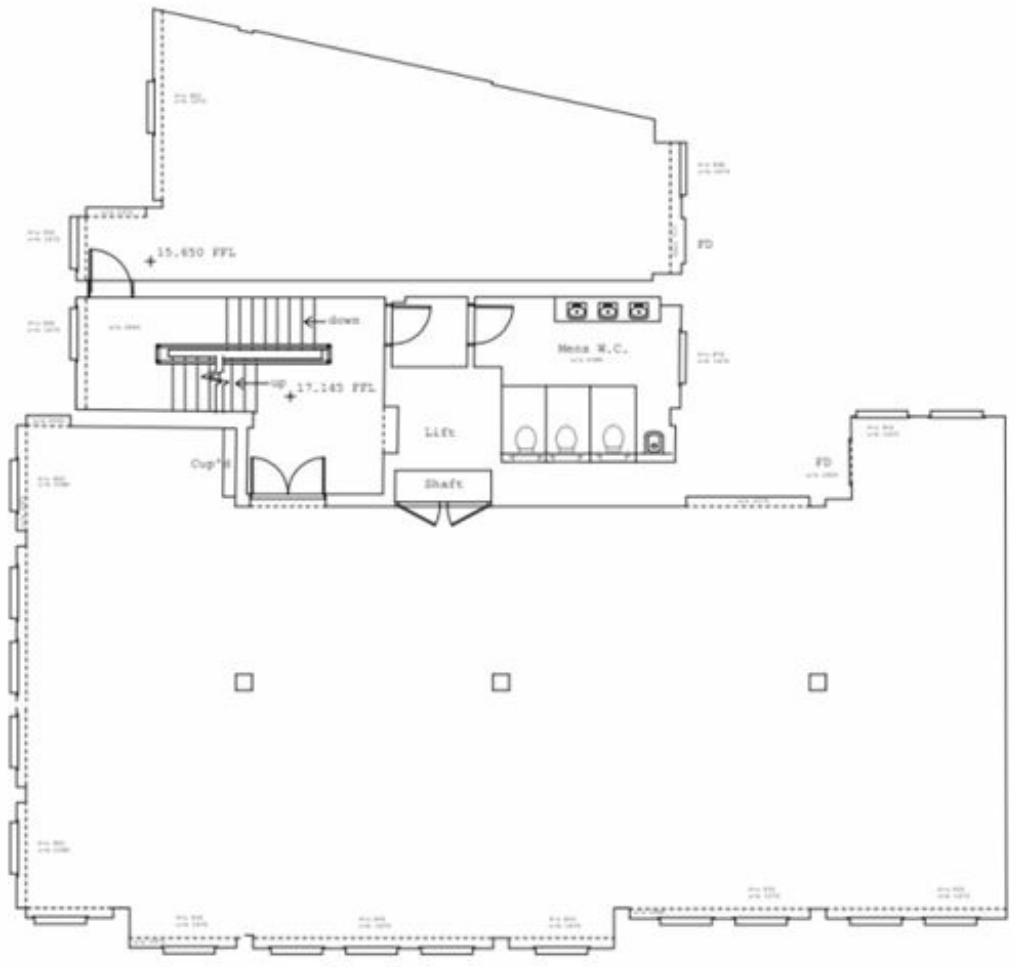
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Floor Plan – Second Floor



TENURE

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

RENT

The rent for the premises is available upon request.

In addition to the rent, the tenant shall also pay the service charge, tax on real property, parish rates, building insurance and utilities associated with the premises.

AVAILABILITY

The premises are available to rent upon the existing tenant vacating.

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LEGALS

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

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Dixcart House

RENT SOLE AGENCY | OFFICE





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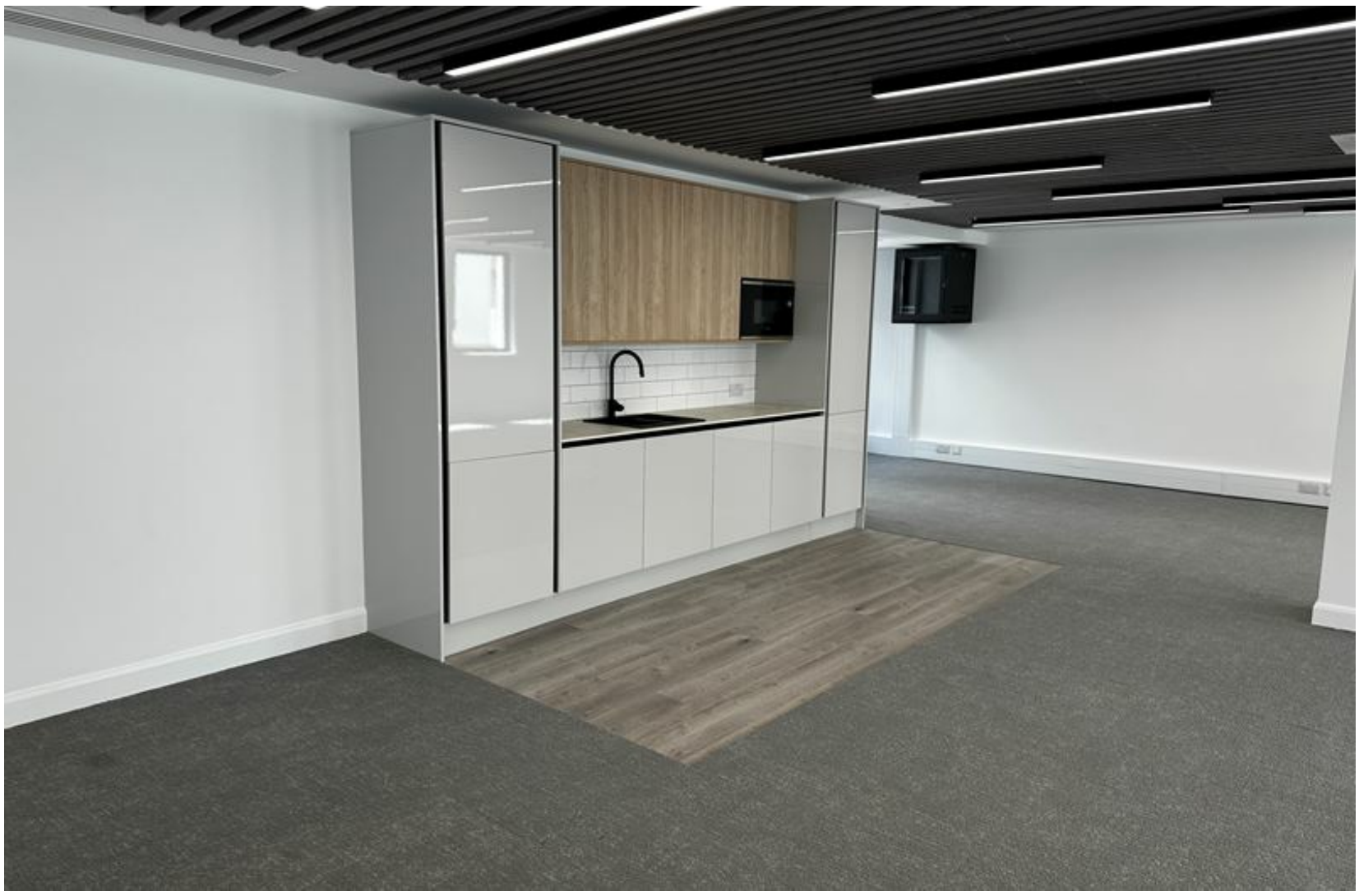
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Our Services

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

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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