

Television House LET

Bulwer Avenue, St Sampson

Ground Floor Office



Views
Sea Views

Rent
Upon Request

Location
Out of Town

Available
Immediately

Terms
Flexible

The premises forms part of Television House which is located along the eastern sea board between St Peter Port and St Sampson's town centres. The available premises are situated on the ground floor and benefit from sea views overlooking the Little Russel.

LOCATION

Television House is situated at the southern end of Bulwer Avenue, St Sampson. It is conveniently located along the main coast road which connects The Bridge with St Peter Port's town centre. It therefore has excellent road links and is a short drive from the amenities offered in both parishes. Other occupiers in the complex include ITV, JT and BBC Radio Guernsey.



DESCRIPTION

The available suite is situated on the ground floor of Television House and comprises 1,175 sq ft of office accommodation which is arranged to provide open plan offices, meeting room and separate board room. It is light and airy and is fitted with modern suspended ceilings, carpet tiled flooring, recessed fluorescent lighting, perimeter trunking and heating.

In addition, there are shared WC and kitchenette facilities located on the ground floor of the property.

The premises enjoys large windows to the front of the building with views overlooking the Little Russell, Herm and Sark. The premises are due to be redecorated and recarpeted with new LED lighting.

CAR PARKING

The premises has three on site parking spaces. There is also additional parking located opposite offering long term spaces.

TENURE

Leasehold.

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

RENT

The rent for the premises is available upon application.

AVAILABILITY

The premises is available to rent immediately.

LEGALS

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





Our Services

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Lease Consultancy

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

FURTHER INFORMATION & VIEWING

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