

# Lefebvre Place

Lefebvre Street, St Peter Port, Guernsey

## Refurbished Offices



Total Space  
**4,415 Sq Ft**

Availability  
**Immediately**

Parking  
**6/7 Cars**

Rent  
**Upon Application**

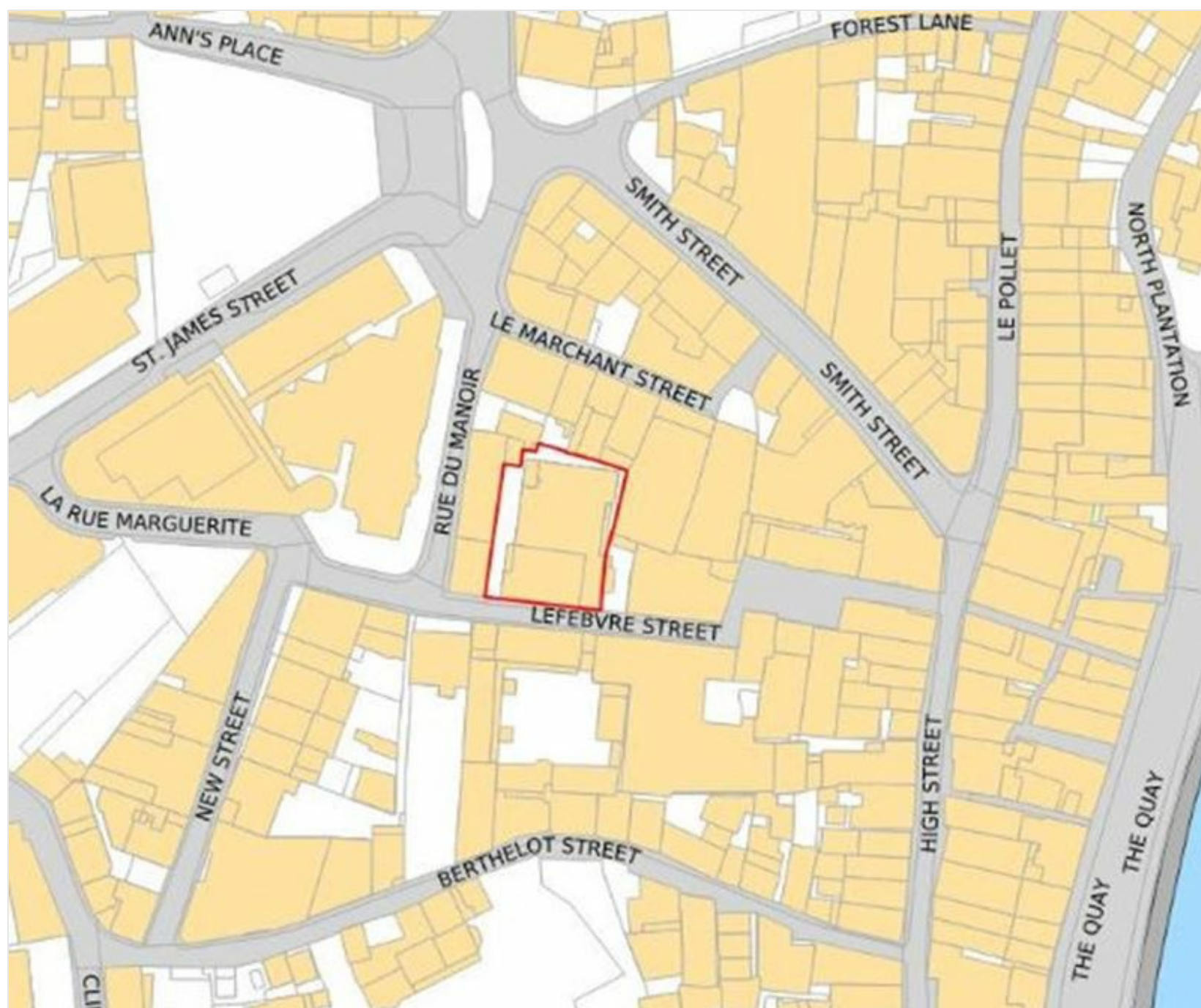
Location  
**Central**

Specification  
**CAT A**

Lefebvre Place is situated at the western end of Lefebvre Street, in the heart of St Peter Port. The premises is arranged over the ground floor and has been fitted to a CAT A finish with air conditioning, raised access flooring and CAT 6 lighting throughout.

## LOCATION

Lefebvre Place is situated towards the upper end of Lefebvre Street, in a highly central location in the heart of St Peter Port, in close proximity to the core retail area. Other occupiers in the vicinity include a mix of restaurants, retail outlets and office occupiers, with the Royal Courts also being close by. Other occupiers in the vicinity include Polygon Serviced Offices, Office of Data Protection Authority, Aspida, the Crown Officers and various law firms.



## DESCRIPTION

The Subject Property is a self-contained office building arranged over three floors. The available office suite is located on the ground floor.

The building has recently undergone a full refurbishment and includes air conditioning, suspended ceilings, LED lighting and raised access flooring. The available accommodation provides an open plan office, completed to a CAT A specification. The suite benefits from direct lift access to the 6/7 parking spaces below.

## ACCOMMODATION

The accommodation is arranged over ground and comprises a net internal floor area of 4,415 sq ft.

There are also 6/7 parking spaces available with the ground floor office.

## TENURE

Leasehold. The premises are available by way of a new lease direct with the landlord.

## LEGALS

All terms are subject to contract.

Each party is responsible for their own costs in connection with this transaction.

## AVAILABILITY

The property is available to rent immediately.

## 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

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