

1 Lefebvre Street

50 High Street, St Peter Port, Guernsey

Central Office Space

Price on Application



Total Space
2,515 Sq Ft

Location
Central Town

Specification
Cat A

Customisable
Floor Plate

Flexible
Lease Terms

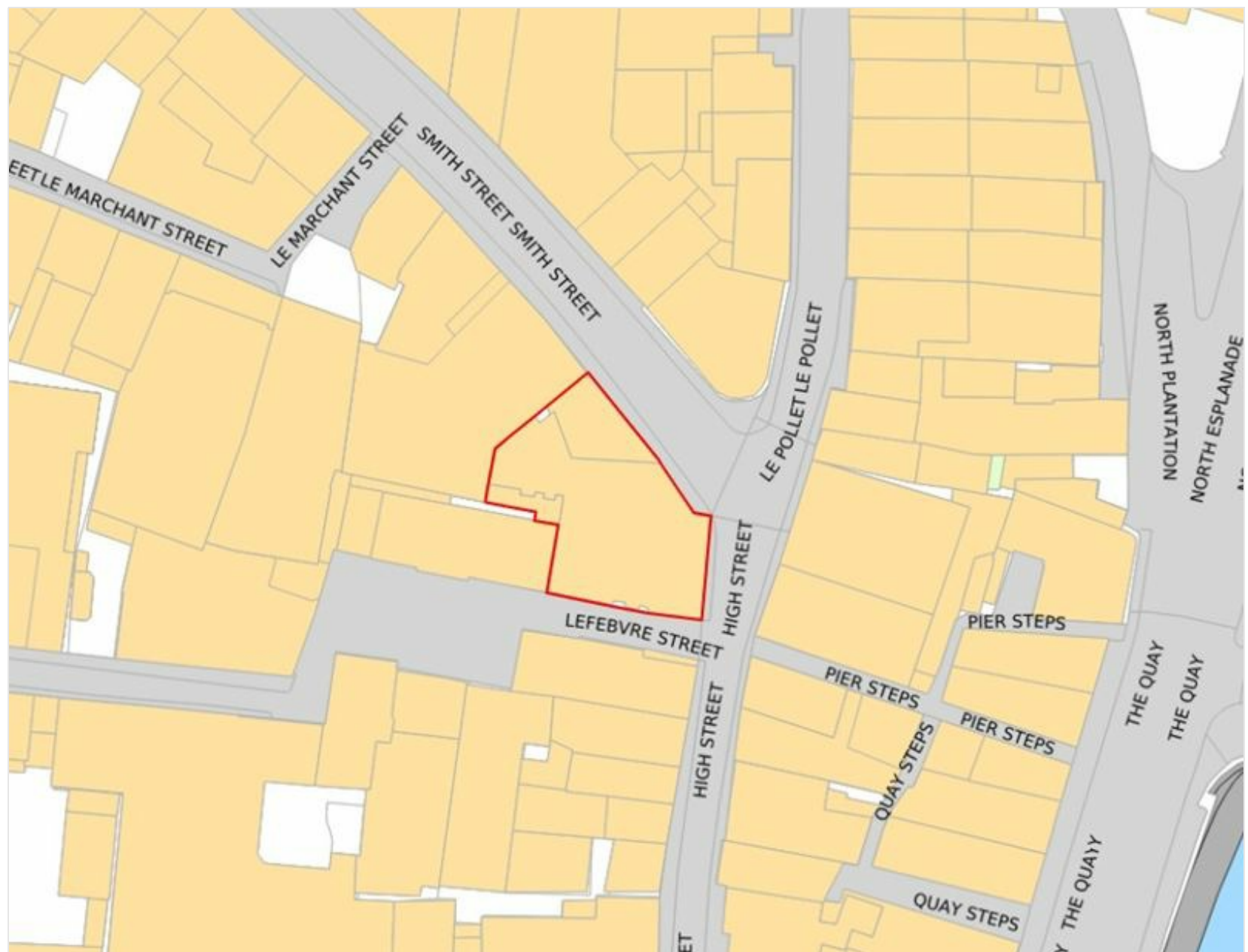
Available
Immediately

50 High Street is a centrally located office in the heart of St Peter Port over looking the High Street, Smith Street and Lefebvre Street.

LOCATION

50 High Street is situated on the first floor over St Peter Port's High Street, Smith Street and Lefebvre Street. This provides close proximity to all the core retail areas, neighbouring offices and restaurants.

Due to the central location, the office is in close vicinity to Lloyds Bank, Natwest, various law firms and the Royal Courts. Occupiers in the vicinity include a mix of well regarded restaurants such as Fukku, Gusto and Rebellion Pizza. Retail outlets such as Boots, Schuh, Superdry and other local and national retail outlets are also nearby.



DESCRIPTION

The premises is accessed directly from Lefebvre Street and shares an attractive and modern communal entrance currently shared with two other commercial tenants. There is lift access to the lobby on the first floor, an accessible WC and an intercom system linked to the office.

The available office is arranged over a split floor plate with a raised are. The Landlord is considering a subdivision of the lower and raised spaced, meaning the suite is available as a whole or in part.

The premises is fitted with LED lighting, wooden sash windows, with fitted raised flooring in part. The office suite benefits from a large dedicated kitchen and separate dedicated male and female WC's.

ACCOMODATION

The premises provides approximately 2,515 sq ft of accommodation on the first floor. This is arranged as follows:

Floor	Area (sq ft)
Lower Level	1,420
Upper Level	980
Storage	115
Total	2,515

TENURE

Leasehold.

The premises is available to rent by way of a new lease direct by with the landlord. All other terms are available upon request.

RENT

The rent for the premises is available upon application.

In addition to the rent, the tenant will be responsible for paying the service charge, Tax on Real Property, parish rates, building insurance and utilities.

AVAILABILITY

The property is available to rent immediately.

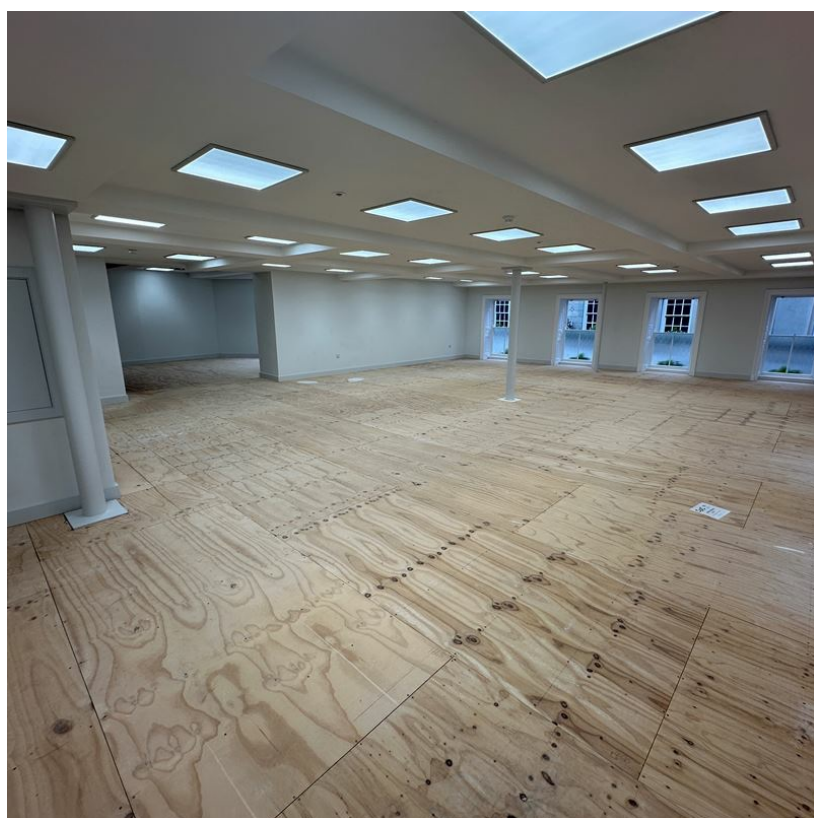
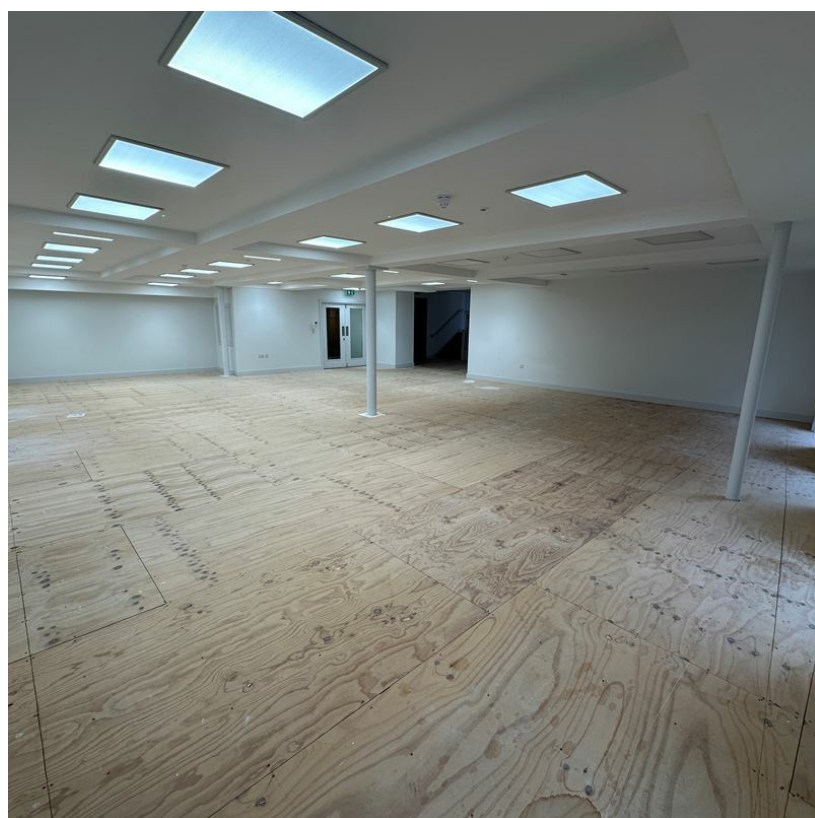
LEGALS

All terms are subject to contract.

Each party shall bear their own legals costs in connection with this transaction.









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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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