

# 39/41 High Street

39/41 High Street, St Peter Port, Guernsey

Office with Sea Views

Rent on Application



Total Space  
**434 Sq Ft**

Location  
**Central Town**

Specification  
**Fitted**

Dedicated Facilities  
**Kitchenette & WC**

Views  
**Impressive Sea Views**

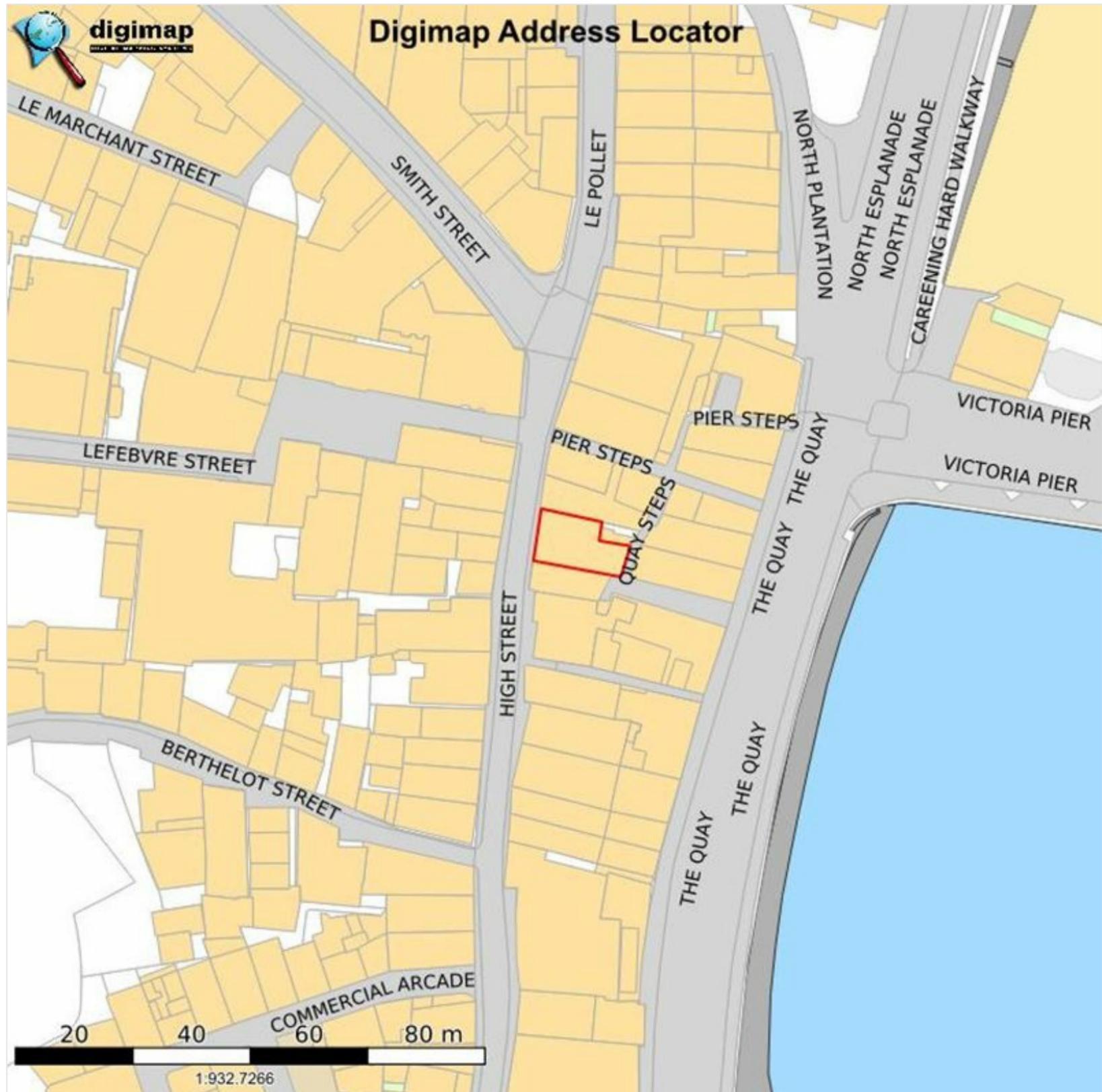
Available  
**Immediately**

The third floor office at 39/41 High Street is a centrally located office in the heart of St Peter Port, close to all the amenities. It has stunning sea views.

## LOCATION

The available office at 39/41 High Street is situated on the third floor and is in the immediate vicinity of the core retail areas, neighbouring offices, restaurants and amenities the St Peter Port town centre has to offer.

Due to the central location, the premises is in close vicinity to Lloyds Bank, Natwest Bank and other local and national office occupiers. The public car parks at North Beach, Crown Pier and Albert Pier are also close by.



## DESCRIPTION

The premises is accessed from the High Street via a passageway and communal lobby and stairwell.

The available office is on the third floor of the building and offers a regularly shaped premises arranged predominantly in an open plan layout. It is fitted with carpet tile flooring, fixed ceiling mounted office lighting, floor boxes and power and data points. There is also a dedicated kitchenette and WC.

The premises has the benefit of stunning sea views looking east towards the marinas, Castle Cornet and the neighbouring islands.

## ACCOMODATION

The premises provides approximately 434 sq ft of accommodation on the top floor of the building. This comprises the following:

Floor	Area (sq ft)
Office	388
Kitchenette	45
<b>Total</b>	<b>434</b>

## 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.



## 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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