

Cirrus House

Rue de la Cache, Garenne Park, St Sampson

First Floor Offices



Available Space
1,683 Sq Ft

Office 1
1,683 Sq Ft

LET
Office 2
538 Sq Ft

Location
Industrial Park

Specification
Turnkey

Parking
Onsite Spaces

Located on Garenne Park in the centre of the Island along Rue de la Cache, these first floor offices provide 2,221 sq ft of turnkey office accommodation with ample car parking.

LOCATION

Cirrus House is situated on Rue de la Cache, St Sampson and forms part of a well established industrial park known as Garenne Park. It is therefore centrally located in the island and is in close proximity to Landes du Marche and the main arterial routes connecting St Peter Port, St Sampson and the west and south of the Island.

Other occupiers on the estate include, Clarity, Tyrell Dowinton Architects, Printed, Polar Instruments, Officepoint and Vapormatt.



DESCRIPTION

The available premises are arranged over part of the first floor of Cirrus House. They comprise two separate offices which are predominantly in an open plan layout save for the larger premises has two meeting rooms and a reception area.

The accommodation is generally fitted with suspended ceiling with recessed office lighting, power and data points, and carpet tiled floors. There are shared WC facilities and also a kitchenette.

The offices are fully fitted and, if required, furniture is also available to any in going tenants. It is therefore suitable for those seeking a turnkey premises.

Office 1 and Office 2 are available to rent either individually or together.

CAR PARKING

There is ample onsite car parking available with the premises.

ACCOMMODATION

The property comprises of two offices providing 2,221 sq ft of accommodation. The offices are available to rent either individually or together.

They are arranged as follows:

Premises	Area (sq ft)
Office 1	1,683
Office 2	538
Total	2,221

TENURE

Leasehold.

The premises are available to rent by way of a sublease with the head tenant of the building.

RENT

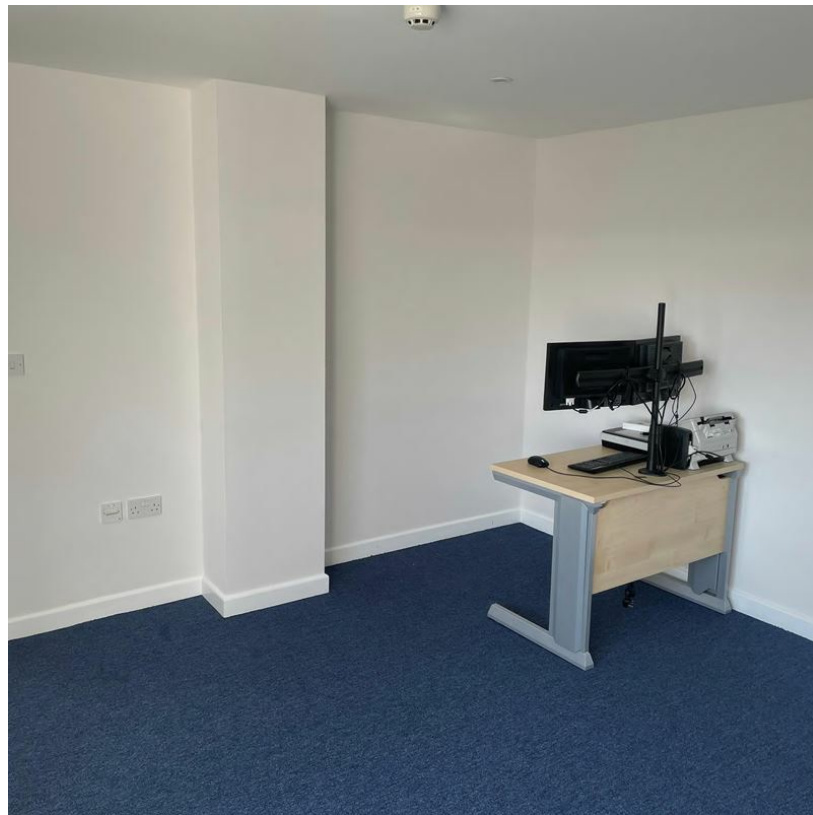
The rent for the premises is available upon request.

AVAILABILITY

The premises are available to rent immediately.

LEGAL COSTS

Each party is to cover its own legal costs in connection with the transaction.







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FURTHER
INFORMATION
& VIEWING

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