

La Fleche House

8 Berthelot Street, St Peter Port, Guernsey

Central Offices

Period Office Building



Total Space
1,730 Sq Ft

Ground Floor
465 Sq Ft

First Floor
530 Sq Ft

Second Floor
260 Sq Ft

Third Floor
475 Sq Ft

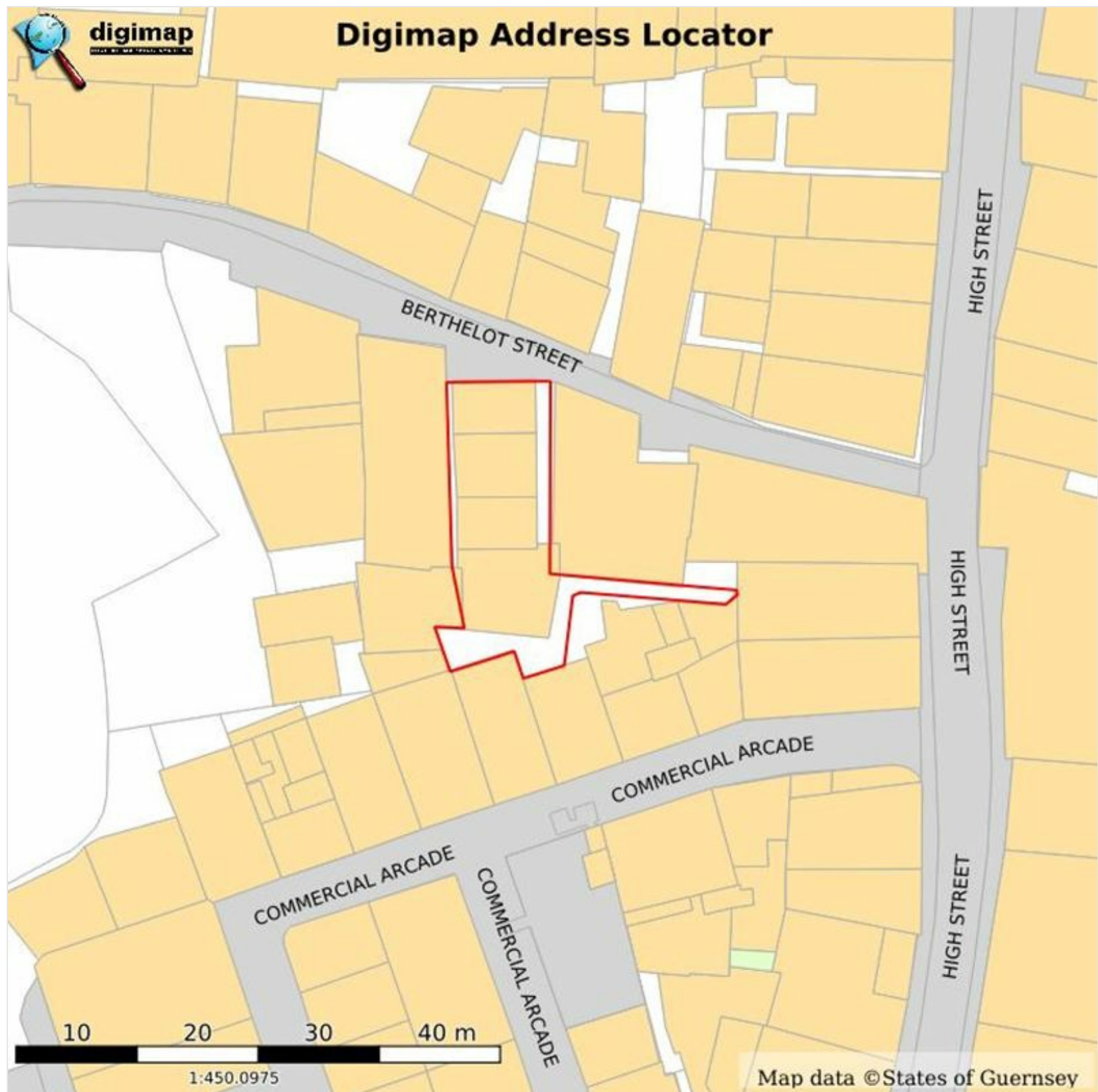
Available as a Whole
Or in Part

Situated in the heart of St Peter Port's town centre, this period office building offers well presented accommodation close to High Street and the amenities it has to offer.

LOCATION

La Fleche House is situated on Berthelot Street, just off St Peter Port's High Street. It therefore occupies a central position in the immediate vicinity of the High Street and the amenities it has to offer. The public car parks are also located nearby.

Other occupiers in the vicinity include SPF Private Financial Clients, JT, Natwest, Lloyds and Titan Wealth.



DESCRIPTION

The available premises form part of La Fleche House, an attractive period building which has been converted to provide well-presented office accommodation arranged over ground and three upper floors. Each floor is served by a grand central staircase and offers offices which benefit from good levels of natural light and excellent ceiling heights.

Each room on each floor is offered in an open plan layout and has typically been fitted with either hardwood, carpet or tiled flooring, and has recessed spotlight lighting.

The third floor has the benefit of sea views.

As the available offices are within a multi-tenanted building, there are shared kitchenettes and toilet facilities. A meeting room could also be made available for an incoming tenant's use.

The offices are available as a whole or on a per floor basis.

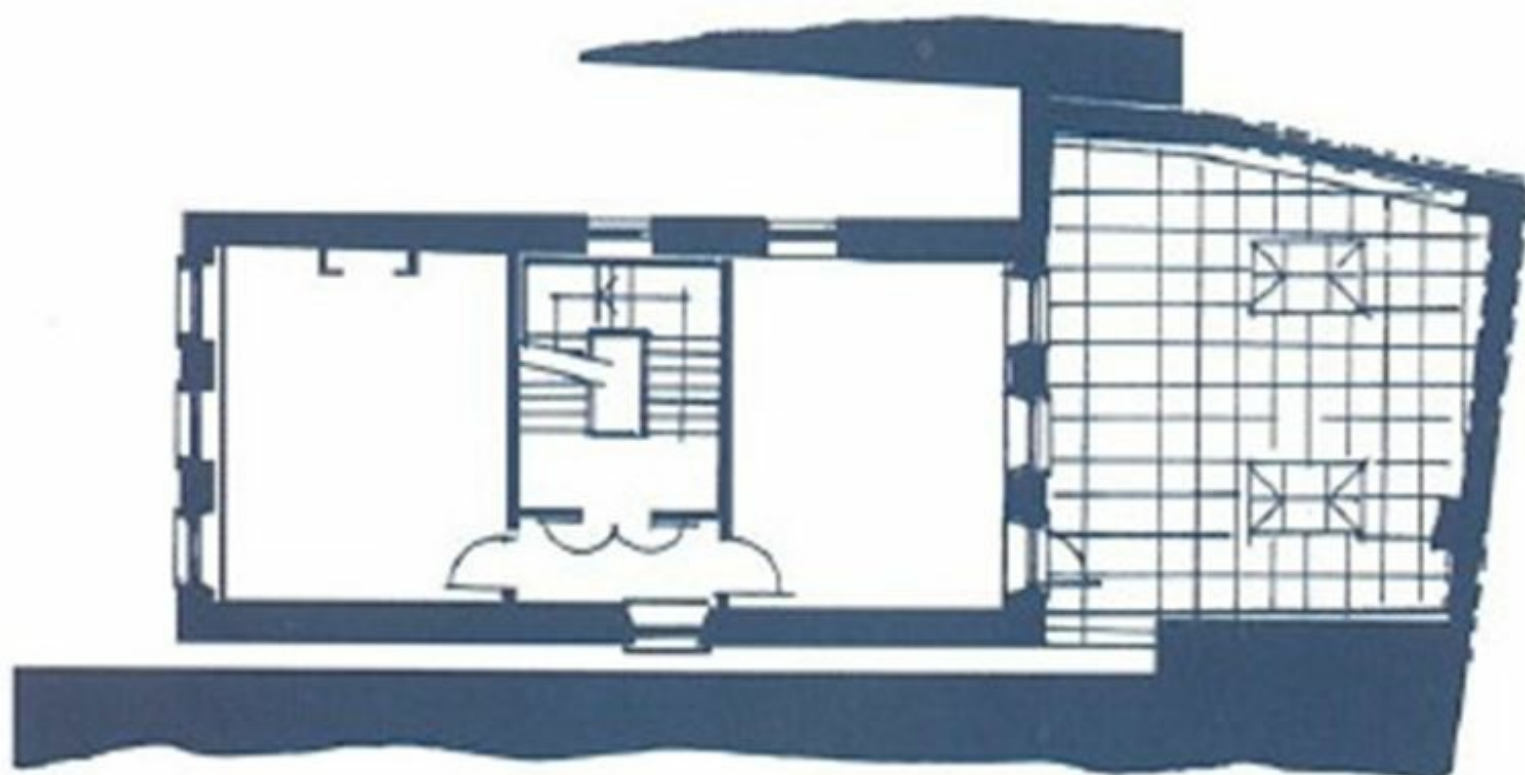
ACCOMMODATION

The available accommodation at La Fleche House is arranged over four stories and is available as a whole or on a per floor basis. It is arranged as follows:

Floor	sq ft
Ground	465
First	530
Second	260
Third	475
Total	1,730



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

TENURE

Leasehold.

The property is available by way of a new lease direct with the landlord.

RENT

The rent for the premises is available upon request.

In addition to the rent, a service charge is also payable in respect of the communal areas.
The tenant shall also contribute a fair proportion towards the tax on real property, parochial rates, building insurance and utilities.

All-inclusive rents will also be considered by the landlord.

AVAILABILITY

The premises is available to rent immediately.

LEGALS

Each party is responsible for its own legal costs.
All terms are subject to contract.







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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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