Suite 8, Windsor House UNDER OFFER

Lower Pollet, St Peter Port, Guernsey

Stunning Sea Views

£33,048 per annum



Total Space
918 Sq Ft

Location
Central

Specification
Potential Turn Key

Layout
Office & Boardroom

Sea Views
Panoramic Views

Available
Immediately

Suite 8 forms part of Windsor House, a landmark building, with design-led space including shared "green" roof terrace, collaboration areas and meeting room.

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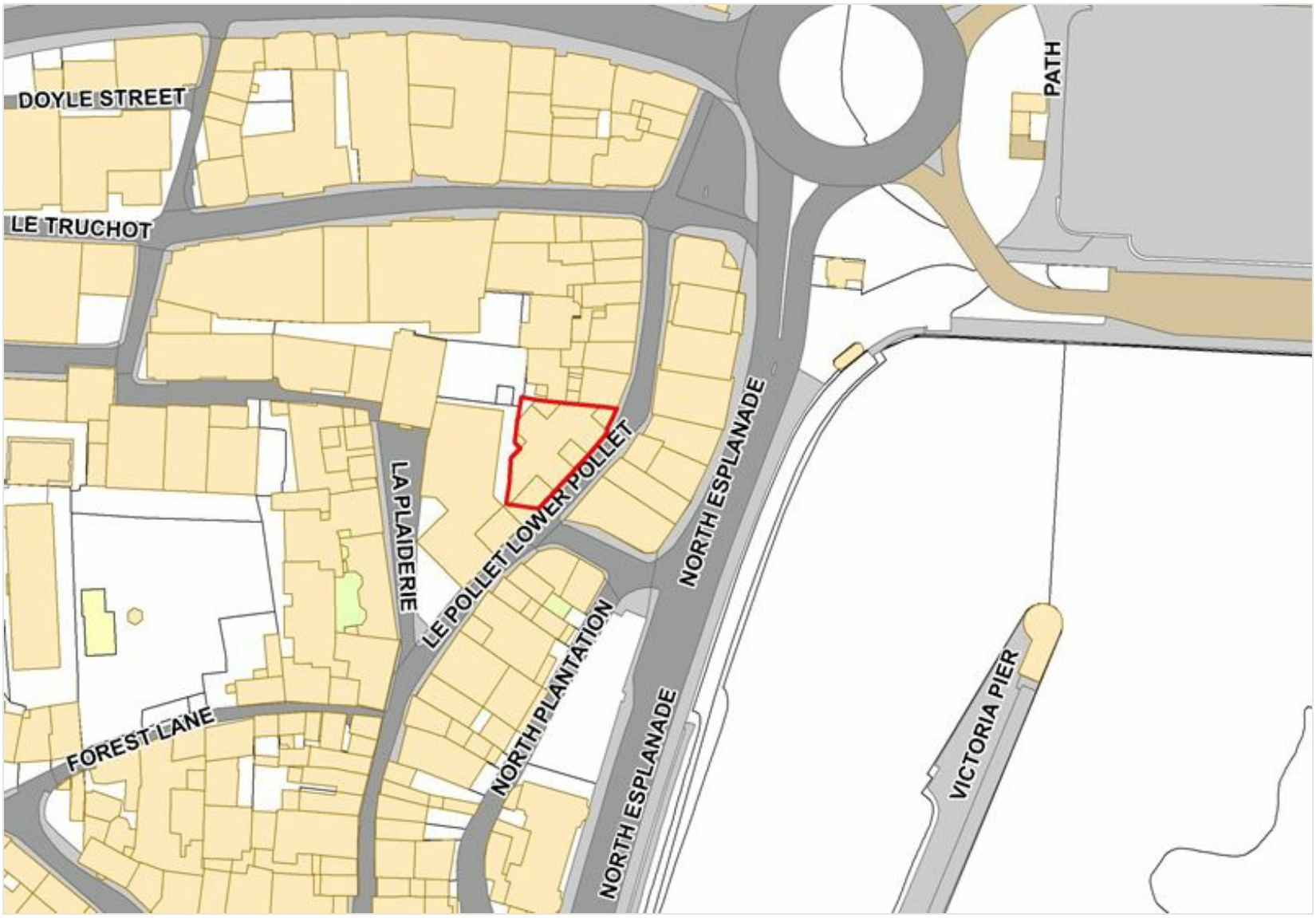
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LOCATION

Windsor House is located in the heart of Guernsey's central business district, in close proximity to the prime office pitch. It therefore sits conveniently by the High Street and the amenities it has to offer as well as the long stay public car parks at North Beach and Salerie Corner.

Given the premises is also situated by the seafront, it benefits from stunning panoramic sea views.

Other occupiers in the vicinity include BNP Paribas, Rothschild, SG Kleinwort Hambros, Beddell, Ogier and HSBC Bank.



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DESCRIPTION

The available premises is known as Suite 8 and is on the fourth floor of Windsor House. It sits on the northern side of the central stair core and lift lobby.

Generally, the accommodation is fitted with LED lighting, perimeter trunking with power and data sockets, air conditioning, carpet tiled floors and a kitchenette.

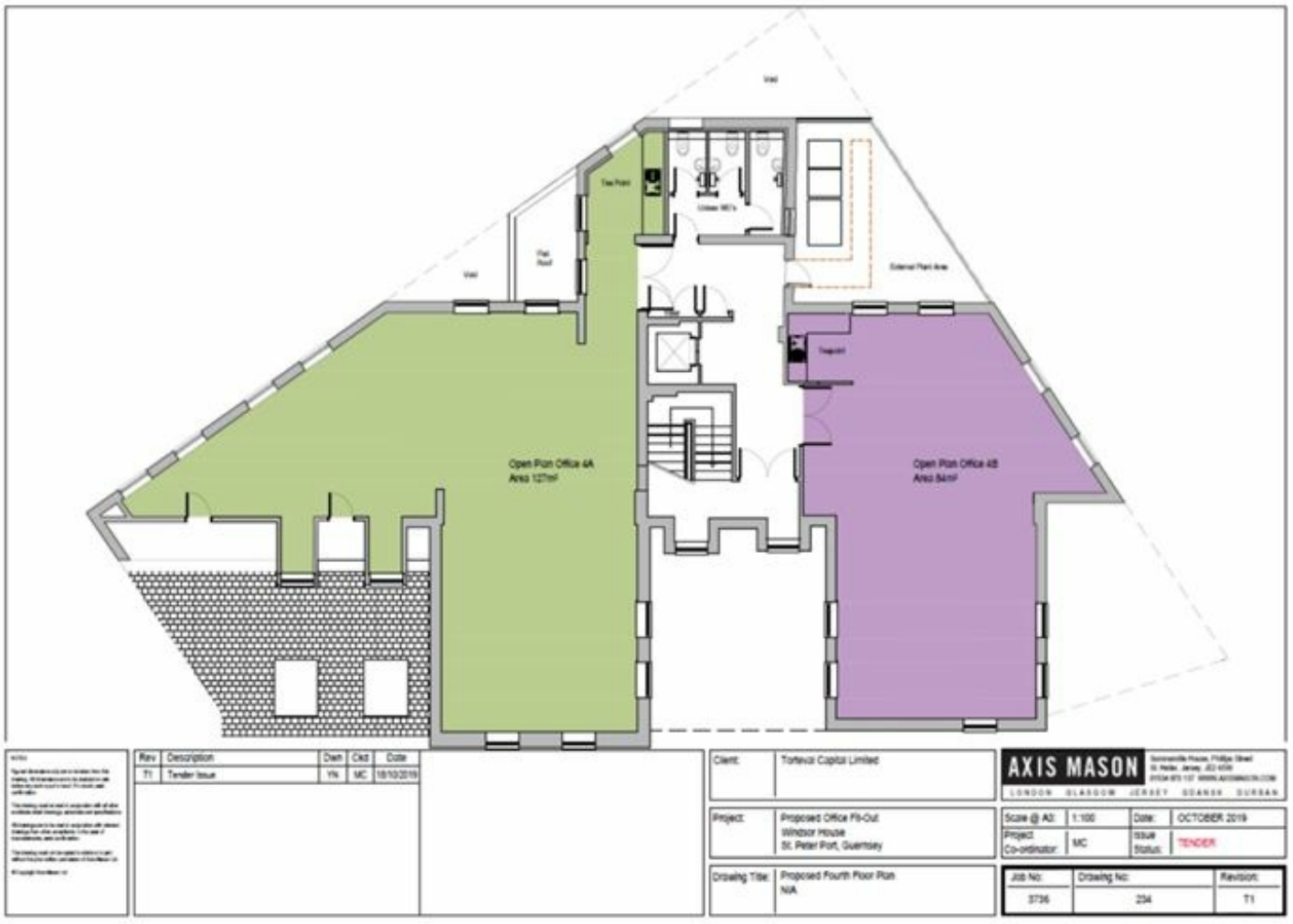
The premises has also been fitted to create an office, boardroom and a client waiting area.

It has excellent levels of natural light together with panoramic sea views overlooking the harbour and neighbouring islands.

The premises has use of the communal toilet facilities, shower facilities, a shared meeting room, bicycle storage area and external terrace.

ACCOMMODATION

The premises offers 918 sq ft of accommodation, as coloured purple on the plan below.



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TENURE

Leasehold.

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

CAR PARKING

Whilst there is no allocated onsite car parking, there may be an opportunity to rent some car parking nearby. This is by way of separate negotiation.

RENT

The rent for the premises is £33,048 per annum.

In addition to the rent, the tenant shall also be responsible for the service charge, tax on real property, parish rates, building insurance and utilities.

AVAILABILITY

The premises is available to rent immediately.

LEGALS

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

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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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