

# Suite 3B, Albert House

South Esplanade, St Peter Port, Guernsey

## Stunning Sea Views



Total Space  
**1,453 Sq Ft**

Location  
**Convenient Position Well Presented**

Condition  
**Well Presented**

Outlook  
**Sea Views**

Rent  
**£47,949 per annum**

Available  
**Immediately**

A modern and well-presented second floor office within Albert House. The premises offers a potential turnkey office with stunning sea views, a dedicated kitchenette and boardroom.

## LOCATION

Albert House is conveniently located on the South Esplanade, opposite the marina and bus terminus, and a short walk from from St Peter Port's High Street and the amenities it has to offer.

Its sea front location means it enjoys uninterrupted views of the marina, Castle Cornet, the Little Russel, Havelet Bay and the neighbouring islands.



## DESCRIPTION

Suite 3B is a modern office on the second floor of Albert House.

The office is accessed via a grand reception lobby and communal stairwell where there is a passenger lift serving the upper floors. There are also toilet and shower facilities shared in common with the other occupiers.

The office is predominantly arranged in an open plan layout and is well presented. It has been fitted with:

- ▣ Raised access flooring with floor boxes
- ▣ Wall mounted air conditioning units
- ▣ Ceiling hung LED lighting
- ▣ Fully fitted kitchenette
- ▣ A dedicated boardroom
- ▣ Shower and locker facilities

Given Suite 3B's position at the front of the building, it has the benefit of sea views over looking the marina and Castle Cornet.

The existing tenant's furniture could also potentially be made available, by separate negotiation, to offer a turnkey solution for an incoming tenant.

## ACCOMMODATION

Suite 3B provides approximately 1,453 sq ft of office accommodation.

## TENURE

Leasehold.

The property is available by way of an assignment of an existing lease which is due to expire on 8 June 2031. There is however a tenant to break on 31 December 2027.

## RENT

The passing rent for the premises is £47,949 per annum.

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

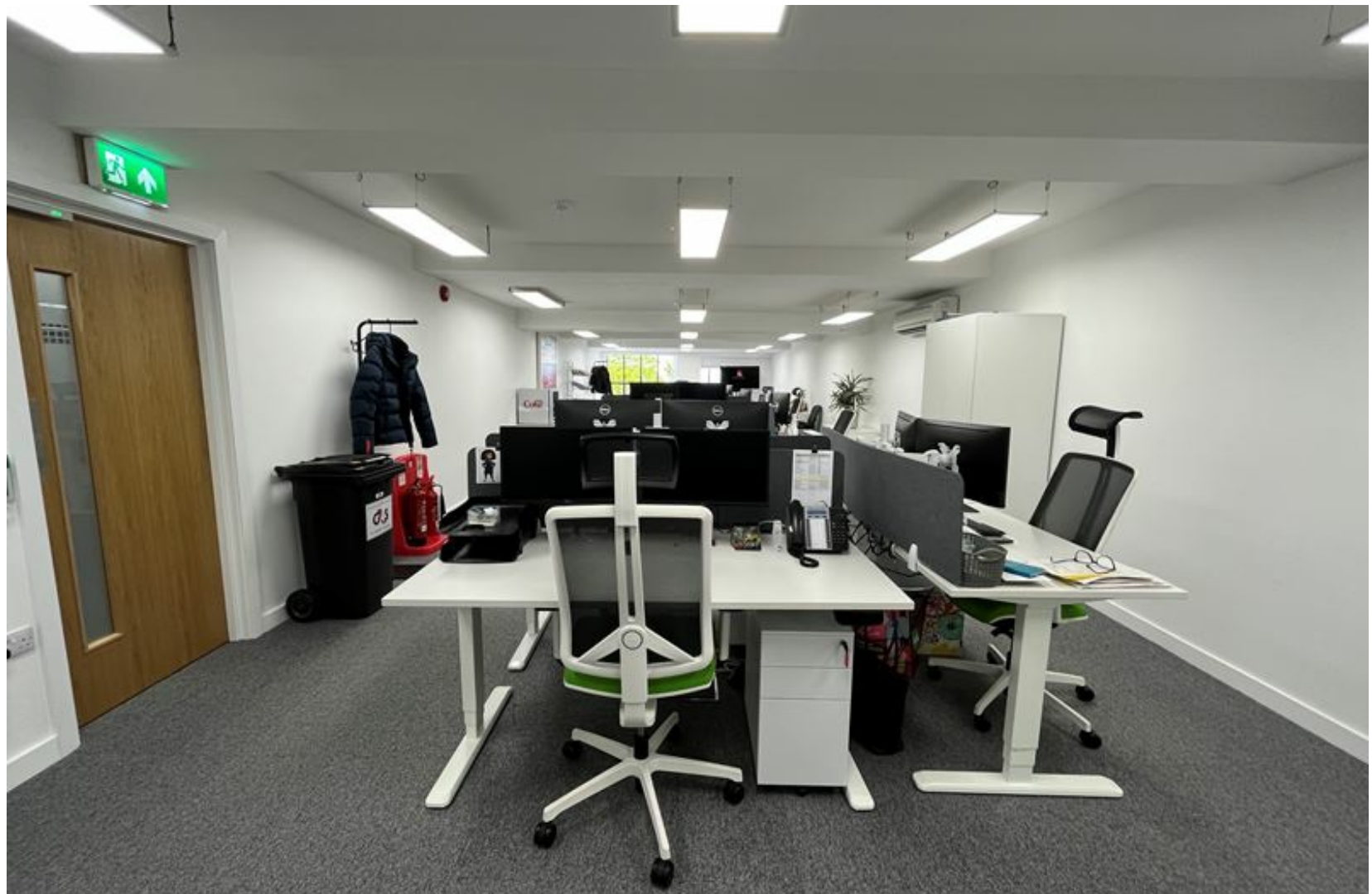
## **AVAILABLE**

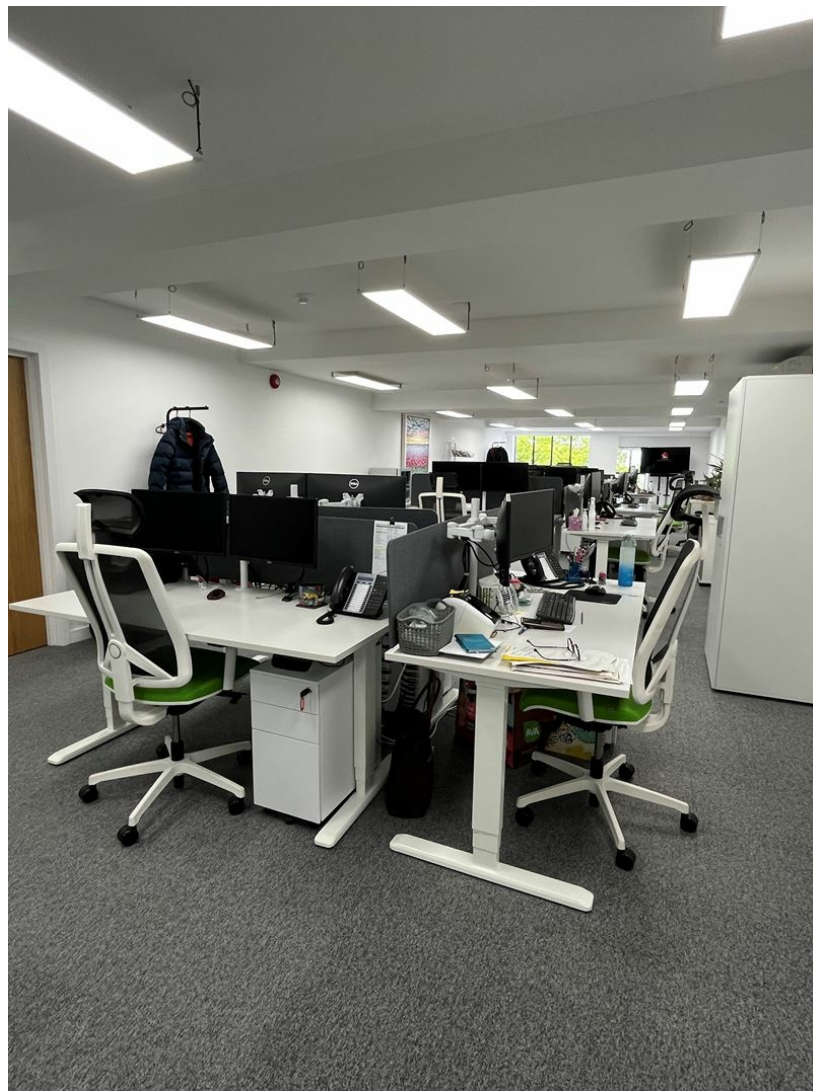
The property is available to rent immediately.

## **LEGALS**

All terms are subject to contract.

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





## Our Services

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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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