

12 - 14 New Street

16 New Street, St Peter Port, Guernsey

Refurbishment Opportunity

Price on Application



Total Space
6,612 Sq Ft

Location
Centrally Located

Arrangement
5 Floors of Offices

Opportunity For
Development

Outlook
Stunning Sea Views

Available
Immediately

12 - 14 New Street, St Peter Port is a substantial office building located in the centre of St Peter Port. It offers 6,615 sq ft of office accommodation with impressive rooftop and sea views.

LOCATION

16 New Street is centrally located in St Peter Port, a few minutes walk from the centre of town and the main financial district. It also lies in close proximity to the Royal Court Buildings.

Other occupiers in the vicinity include Titan Wealth, Vistra, Grant Thornton, AFR Advocates and Deutsche Bank.



DESCRIPTION

12 -14 New Street is a substantial office building comprising two interconnected properties arranged over lower ground, ground, first, second and third floors. It is accessed directly off New Street and internally comprises a versatile mix of open-plan office accommodation, cellular offices and meeting rooms.

In readiness of being refurbished, parts of the property have already been stripped out whereas other parts remain in a fitted condition. Such fitted areas comprise carpet tiled flooring, lighting, power and data.

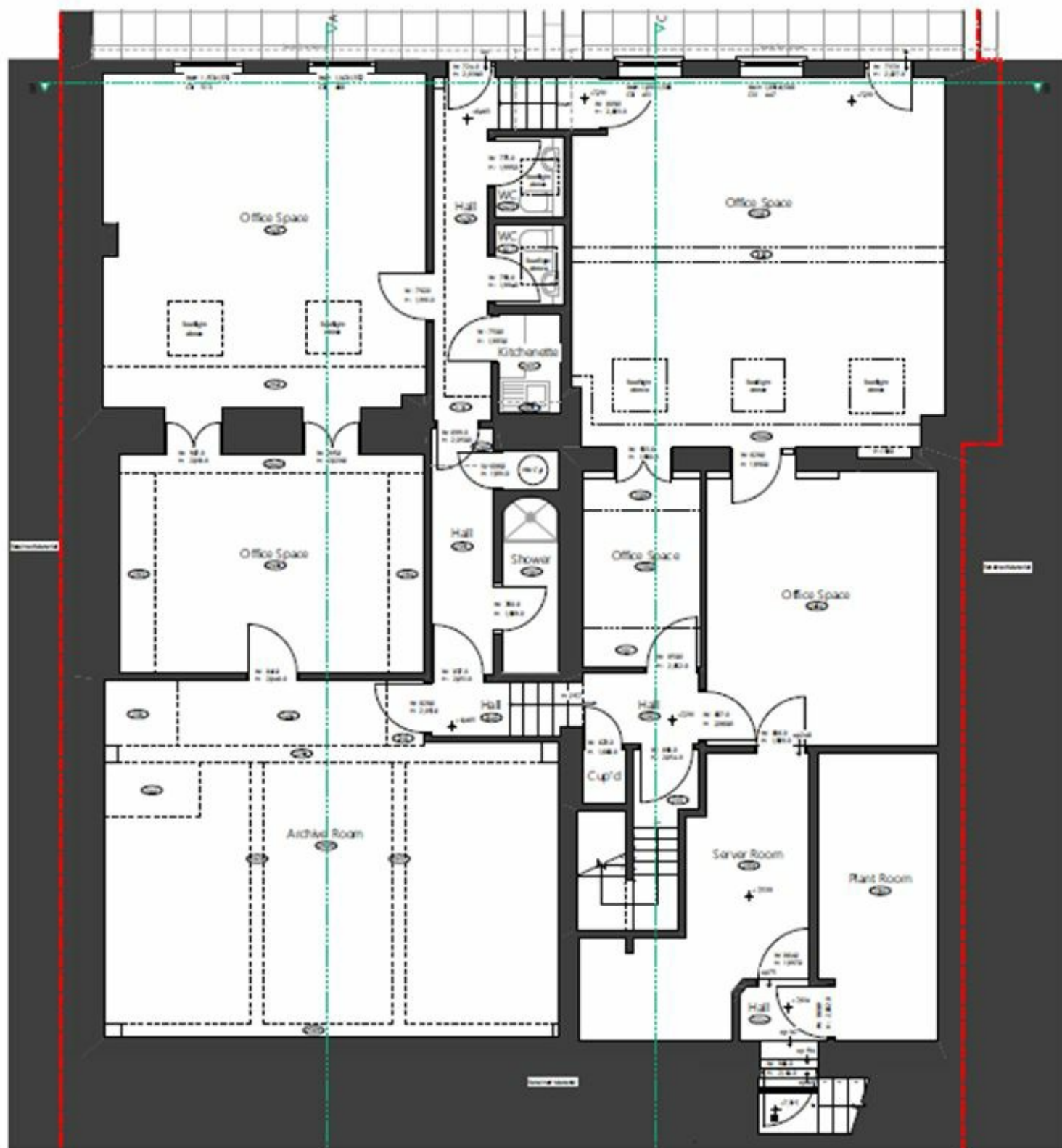
From the upper floors, there are impressive sea views.

Externally, there is a good sized rear courtyard garden which provides valuable amenity space. From the garden, there is access onto a small lane leading to Lefebvre Street.

ACCOMMODATION

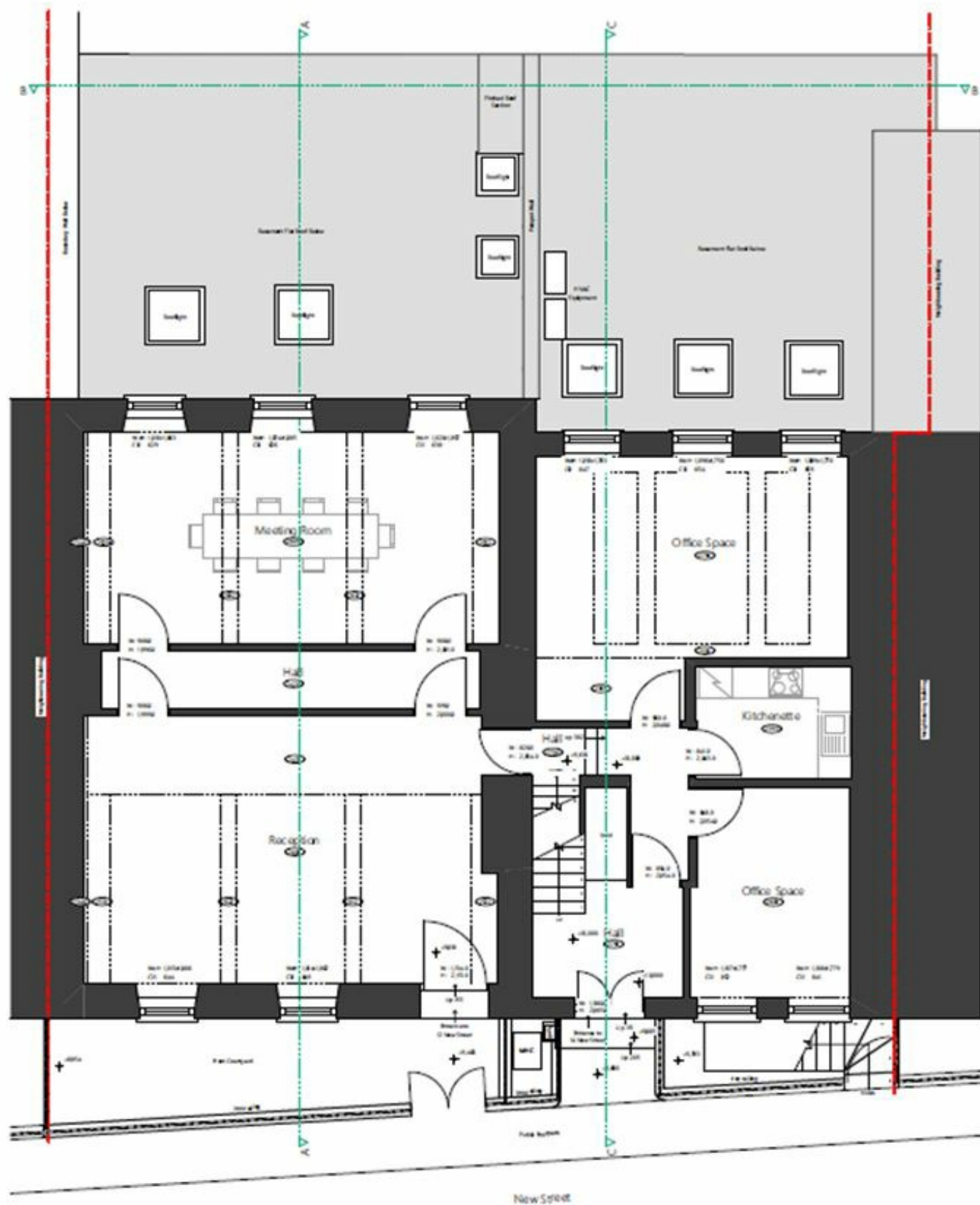
The property is arranged over five floors and comprises 6,612 sq ft of office accommodation which is arranged as follows:

Floor	Area (Sq M)	Area (Sq Ft)
Basement	185	1,994
Ground Floor	107	1,161
First Floor	110	1,184
Second Floor	110	1,194
Thrid Floor	100	1,079
Total	612	6,612



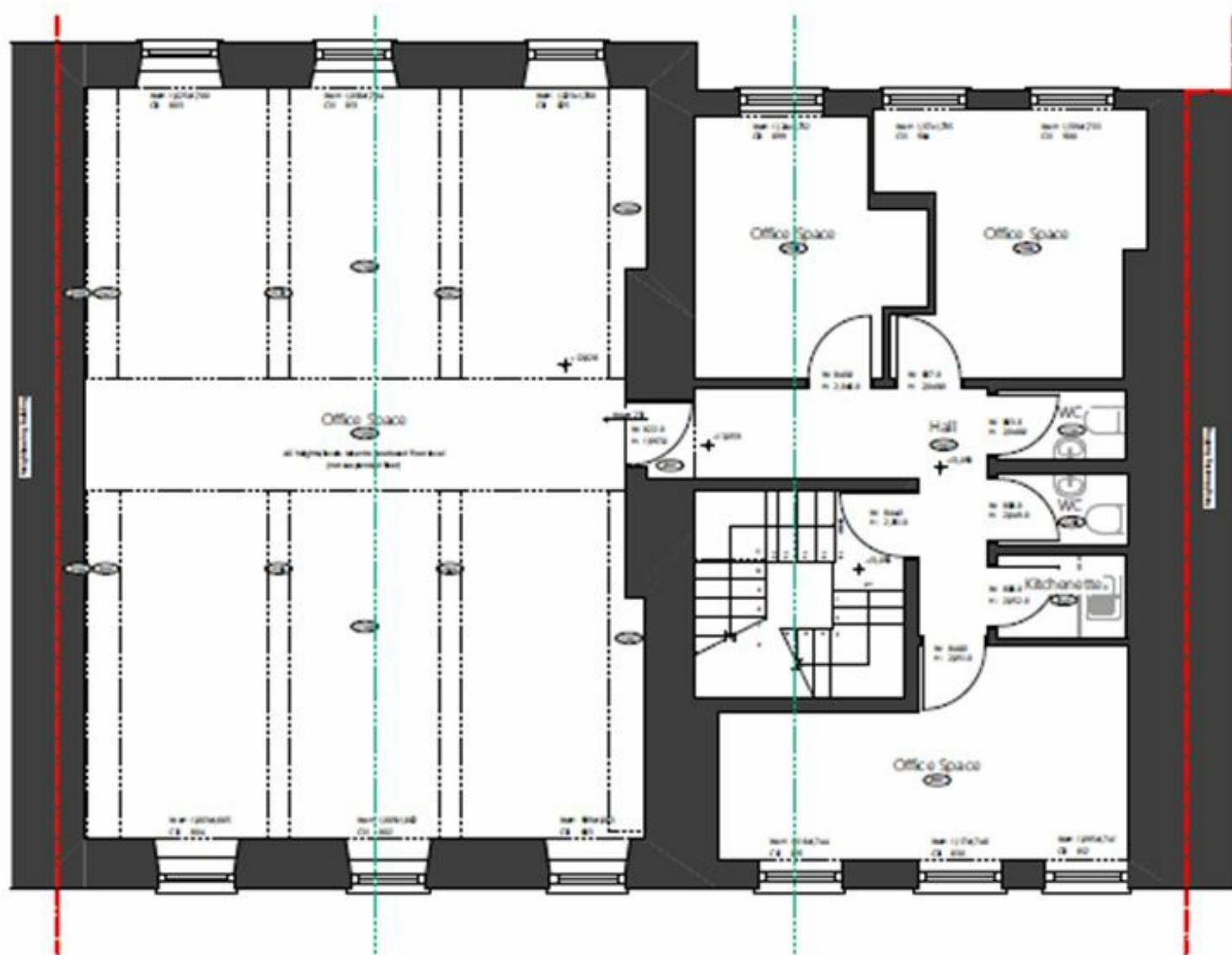
Existing Basement Plan

Scale- 150



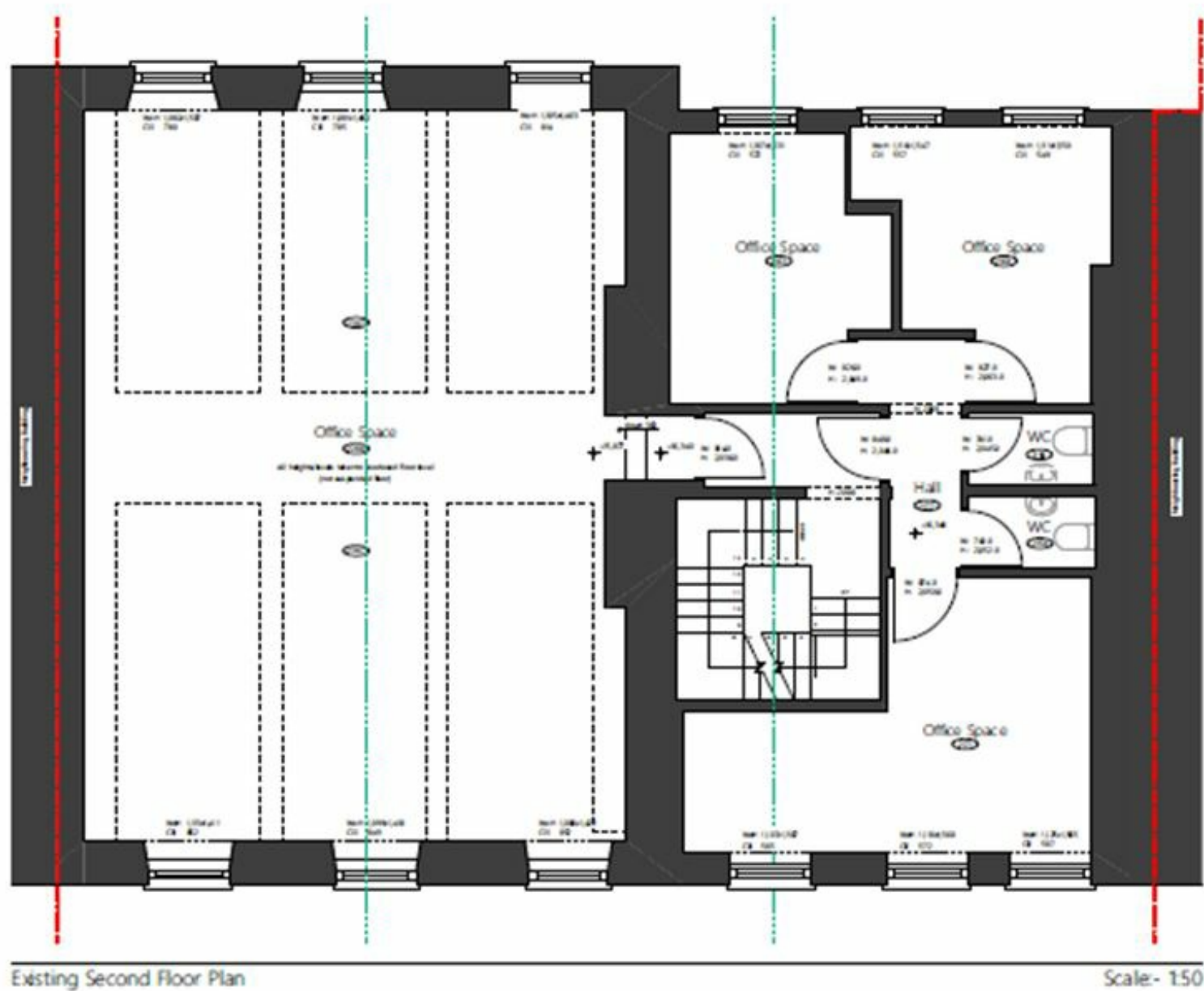
Existing Ground Floor Plan

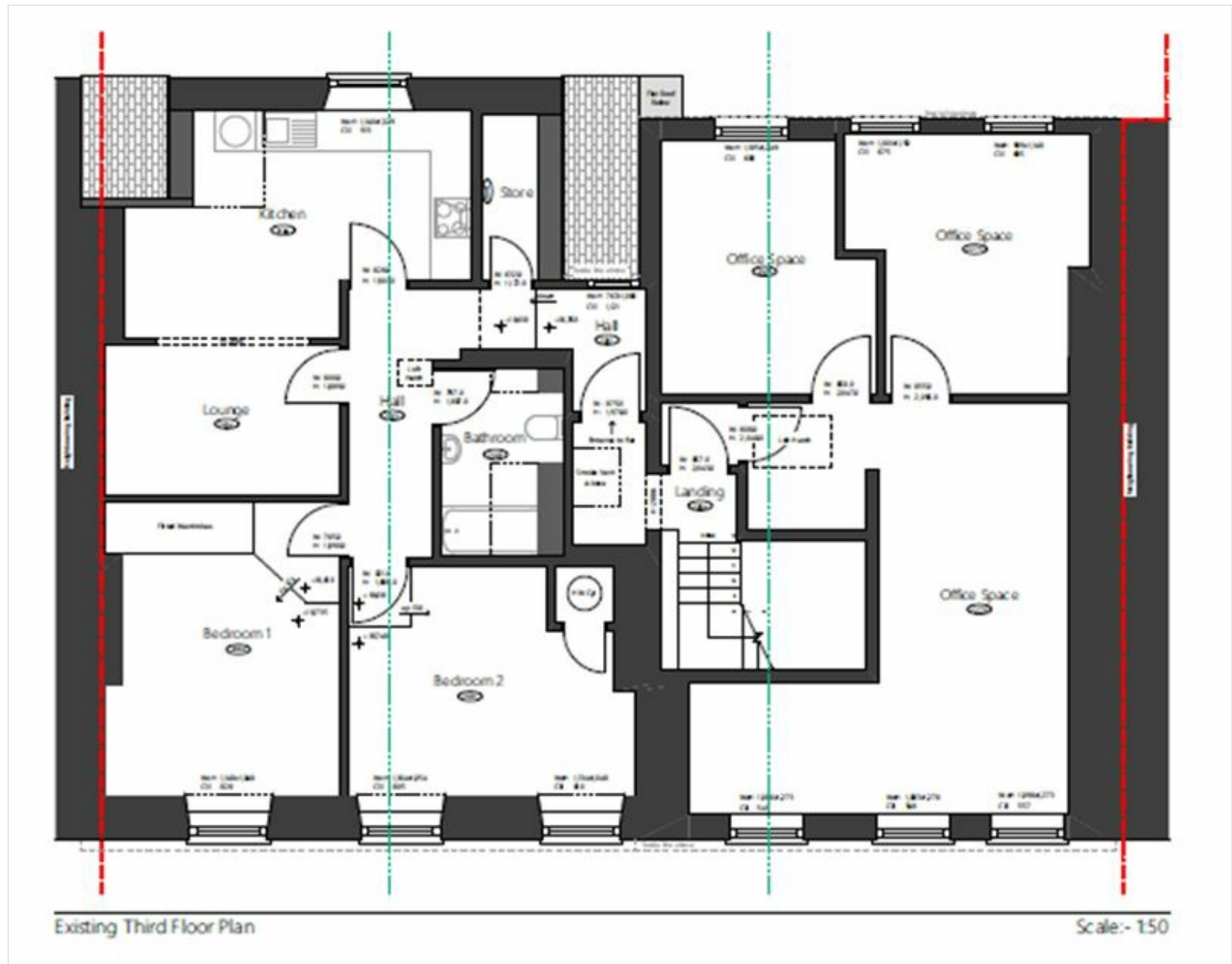
Scale:- 150



Existing First Floor Plan

Scale:- 1:50





TENURE

Freehold.

12-14 New Street is available to purchase with vacant possession.

AVAILABILITY

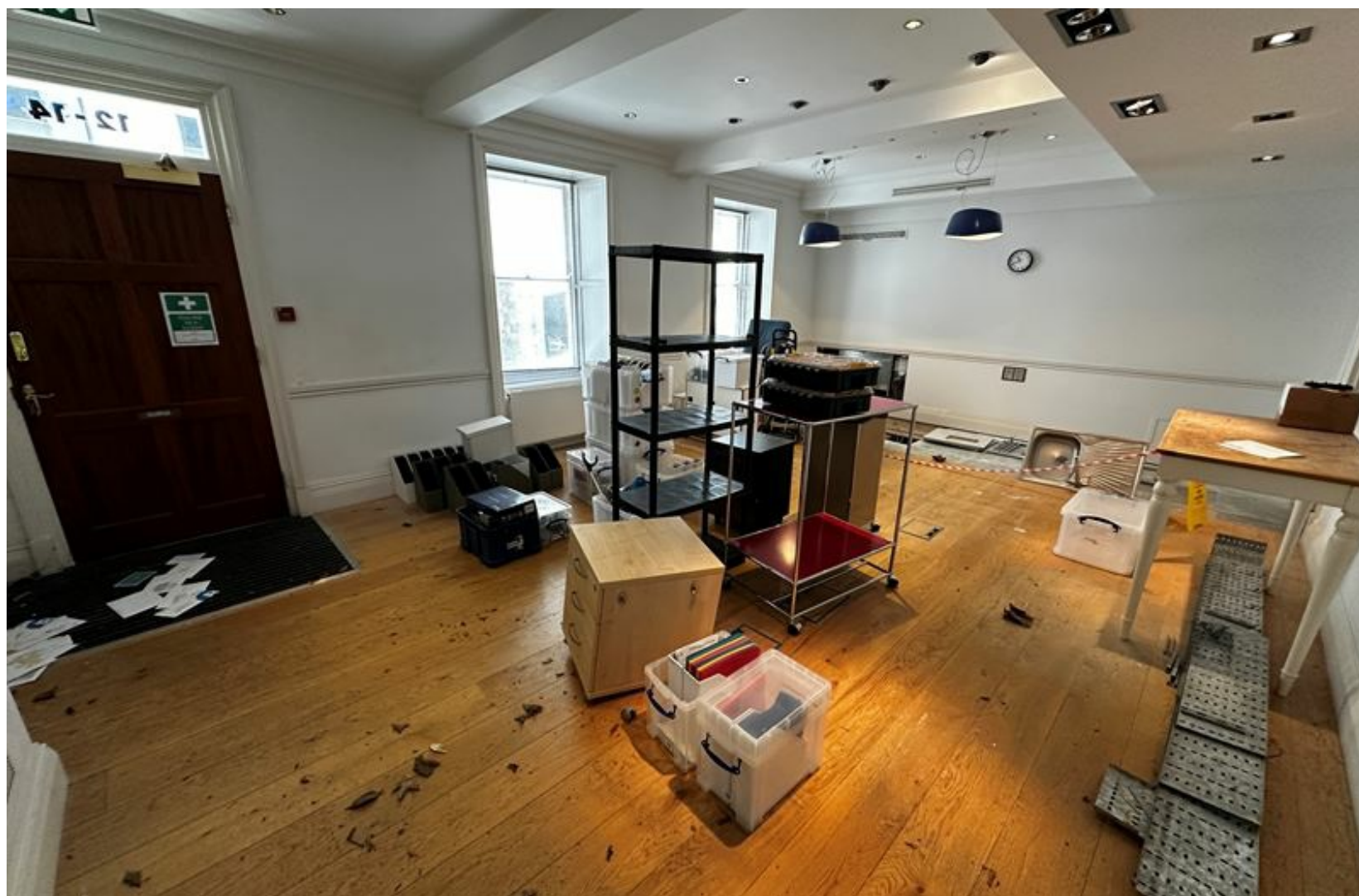
The property is available to purchase immediately.

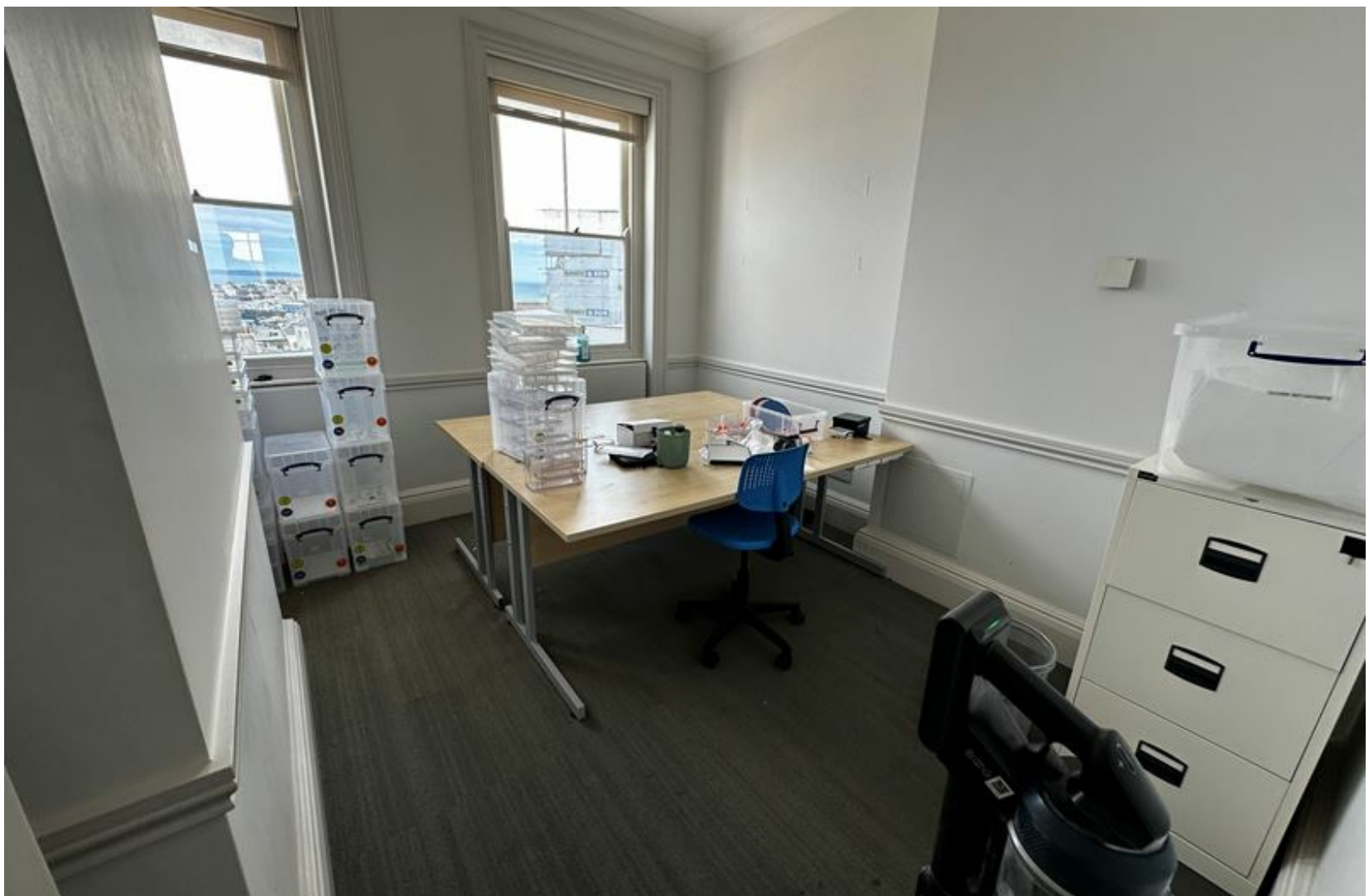
LEGALS

All terms are subject to contract.

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









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Our dedicated Property Management Team has a broad range of technical and financial management skills to ensure the properties we manage are in safe hands.

FURTHER INFORMATION & VIEWING

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