

OFFICES TO LET



Chartered Surveyors & Valuers

T 07839 111013

E matt@mrbsurveyors.co.uk

5 St James Street, St Peter Port, Guernsey, GY1 2NZ



Ground Floor Offices

Circa 1,511 sq ft

Whole or Part Available Immediately

Flexible Terms

6 Car Parking Spaces

**Contact: Matt Birch 07839 111013
matt@mrbsurveyors.co.uk**





Address

5 St James Street, St Peter Port, Guernsey, GY1 2NZ

Location

The offices are prominently located on one of the main arterial routes to and from town. They are situated opposite Elizabeth College within a few minutes' walk of The Royal Court House. Other occupiers located within the area include Swoffers estate agents, Ravenscroft, OGH Hotel and St James concert hall. Up to six car parking spaces are available onsite and free long term public car parking is located at the Odeon car park, located nearby by.

Description

The property comprises a suite of offices arranged on one floor within an elegant listed building. It is currently configured to an entrance hall, meeting room, board room, kitchen, server room, two separate WC facilities and open plan office. That said, depending on interest, the landlord will consider letting on a serviced office basis with use of boardroom, kitchen and WC facilities.

The suite is well finished and benefits from suspended ceilings with integrated lighting and floor boxes in each office with Cat5e cabling which terminates in the server room. The server room also houses a hand cranked rolling archive storage system.

Availability

The offices are available immediately as a whole or in part

Lease Terms

The landlord is offering a new lease on flexible terms

Legal Costs

Each party to bear their own legal costs

Service Charges

Rent is inclusive of all charges and utilities expect TRP, telephones, comms and electricity

Rental

Rent on application

MRB Surveyors Ltd, for themselves or the Landlord, does not make or give any representations or warranties whatsoever in respect of the property. The information set out in these particulars is believed to be correct but they should not be relied upon nor taken as fact. Interested tenants must make their own enquiries and inspection to satisfy themselves as to the accuracy of any of the statements made in these particulars. These particulars do not form an offer or contract, or any part of an offer or contract. Unless otherwise stated, rents are quoted exclusive of service charges, TRP, parochial rates and utilities etc.

Parking

Parking is available in the courtyard for up to 6 vehicles

Viewings

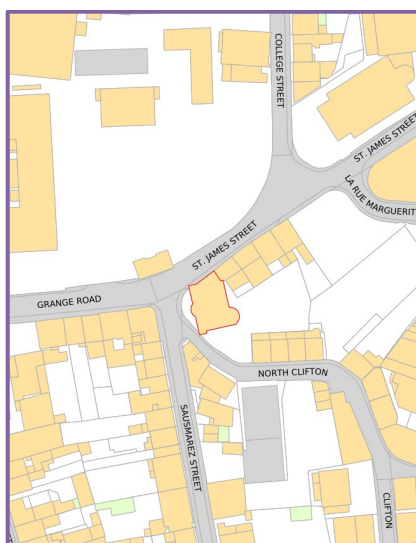
Please call Matt Birch on 07839 111013 or email matt@mrbsurveyors.co.uk



Main Office Area

Secure Courtyard Parking

Location Map



MRB Surveyors Ltd, for themselves or the Landlord, does not make or give any representations or warranties whatsoever in respect of the property. The information set out in these particulars is believed to be correct but they should not be relied upon nor taken as fact. Interested tenants must make their own enquiries and inspection to satisfy themselves as to the accuracy of any of the statements made in these particulars. These particulars do not form an offer or contract, or any part of an offer or contract. Unless otherwise stated, rents are quoted exclusive of service charges, TRP, parochial rates and utilities etc.