

# LYRIC HOUSE

ST PETER PORT GUERNSEY GY1 2PQ

5,691 Sq Ft of Office Accommodation Available to Let



# LYRIC HOUSE

Well located office accommodation situated in the heart of St Peter Port offering refurbished open plan suite with scope for new occupiers to fit out to their own requirements. Available either as a whole or on a floor by floor basis.

The property also benefits from secure onsite car parking for 12 vehicles.

# FLOOR AREAS & AVAILABILITY

Floor	Sq Ft	Sq m	Available to Let
First	2,850	264.70	Immediately
Second	2,841	263.90	Immediately
Total	5,691	528.60	

Aeasured in accordance with the RICS Property Measurement 2<sup>nd</sup> Edition





### SPECIFICATION

- > Suspended Ceilings With Inset LED Lighting
- > Carpet-Tiled Floors
- $\succ$  Lift to all Floors
- > Perimeter Trunking for Power and IT Services
- > Kitchen and WC Facilities
- > Daikin Heat Recovery VRV Air Conditioning System
- > 12 Secure Car Parking Spaces



#### LOCATION

New Street is situated in the legal quarter of St Peter Port and is located a short distance from the Royal Court. Other occupiers include Ravenscroft, Vistra and Trinity Chambers. The High Street is a short walk away as are the Sunken Gardens and Old Government House Hotel. In addition to the onsite parking, short term on street parking is available in the near vicinity, with long term parking a short walk away at the Odeon car park.





#### VIEWING

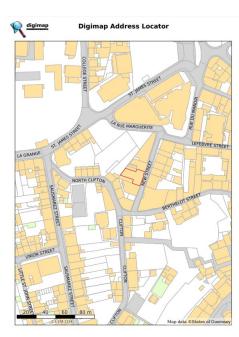
Contact:

Matt Birch MRICS - Director MRB Surveyors +44 (0) 07839 111013

matt@mrbsurveyors.co.uk









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