



LYRIC HOUSE

ST PETER PORT
GUERNSEY
GY1 2PQ

5,691 Sq Ft of Office
Accommodation
Available to Let

A photograph of a modern office interior. The wall is covered in a dark blue wallpaper with a white geometric pattern. Large, white, illuminated letters spell out 'LYRIC HOUSE' on the wall. In the foreground, there is a long, low wooden bench with a black leather top. The floor is light-colored tile. The ceiling has recessed lighting.

LYRIC HOUSE

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	

Measured in accordance with the RICS Property Measurement 2nd Edition



SPECIFICATION

- **Suspended Ceilings With Inset LED Lighting**
- **Carpet-Tiled Floors**
- **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



Chartered Surveyors & Valuers

**MAWSON
COLLINS**



MRB Surveyors Ltd, for themselves, joint agents Mawson Collins 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.