

Swoffers Commercial

Chartered Surveyors Valuers Property Consultants

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TO LET

TOWN OFFICES

1 Le Truchot, St Peter Port, Guernsey



1,976 sq.ft

1 secure car parking space

SOLE AGENT

Location

This is an excellent opportunity to lease prominently positioned office accommodation on the corner of Le Pollet and Le Truchot. Offering superb views over the harbour and neighbouring islands, these offices are very well positioned within St Peter Port's bustling business district and next to the main retail pitch. Within the near vicinity are the Royal Bank of Scotland International, SG Hambros, Ogier, and Rothschild, as well as many other national and local occupiers.

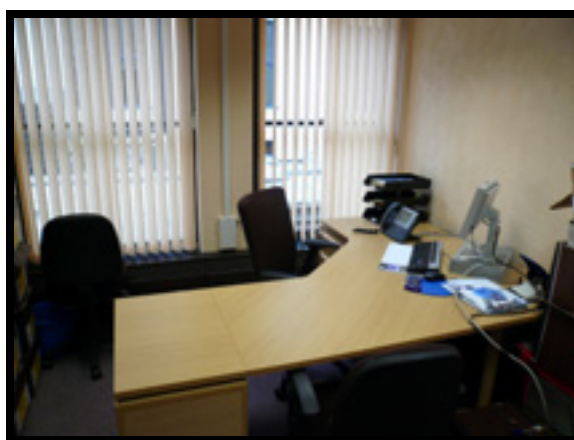
Description

The available office suite is situated on the first floor of the building and is predominantly open plan. One car parking space is available with the suite.

The offices benefit from air-conditioning and suspended ceilings with reflective recessed lighting as well as some recessed spotlights. Each floor also enjoys a kitchenette, and there are male and female facilities on each floor.



Open plan office



Individual office

Accommodation

First Floor – East suite: currently comprises open plan offices with a number of individual offices and a kitchenette.

Second Floor – LET: comprises a large open plan office with a meeting room, kitchen, store room and computer room (separately air-conditioned).

There are Male and Female facilities located on both floors.

Floor Areas

The net internal floor areas are as follows:

First Floor – East suite 1,976 sq.ft

Second Floor – West suite 1,489 sq.ft **LET**



Map courtesy of DigiMap

Lease

The office suite is available by way of a sub-lease for the remainder of the lease term (23 June 2015).

Rent

The current passing rental for the offices is based on £29.00 per sq.ft until the next rent review due on 24 June 2011. Parking is at an additional cost.

The rent is paid quarterly in advance on the usual quarter days.

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Rent Reviews

The rental is subject to three-yearly upward only rent reviews based on Market Value. The next rent review is due on 24 June 2011.

Car Parking

One car parking space is available.

Availability

The offices are immediately available.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with the Sub-Lessor's Sole Agent:-

Swoffers Commercial
Estate House
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Contact: Jonathan Harris
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Subject to Contract