

Swoffers Commercial

Chartered Surveyors Valuers Property Consultants
Estate House, Ann's Place, St Peter Port, Guernsey, GY1 2NU
Telephone 01481 722151 Fax 01481 715303
Website: www.swofferscommercial.co.uk

TO LET

First Floor (Suite 2), Albert House

South Esplanade, St Peter Port, Guernsey



HIGH QUALITY OFFICES
1,585 sq.ft

SOLE AGENT

Suite 2, Floor 1, Albert House, South Esplanade, St Peter Port, Guernsey

Summary Information

- Office accommodation of 1,585 sq.ft
- Rent: £45,000
- Access raised flooring
- Air conditioning
- Recently refurbished to a high standard
- New **flexible** lease available (minimum 3 years)

Location

Albert House occupies a prominent position situated on the South Esplanade overlooking the Albert Marina and within close proximity to St Peter Port's Central Business District and just a short walk from the main High Street.

Description

Suite 2 comprises an open plan office suite of 1,585 sq.ft with the benefit of a good sized fully fitted kitchen plus a small storage room. The premises have been completed to a high specification with air-conditioning and access raised flooring. Also situated on the first floor are separate male and female lavatories, both of which have shower facilities.



Front view of Albert House

Suite 2, Floor 1, Albert House, South Esplanade, St Peter Port, Guernsey



Terms

The premises are available by way of a new lease for a flexible term (minimum three years). Please call our offices for further information and to discuss the various options available.

The premises are offered on effective Full Repairing and Insuring terms and a service charge will be payable in respect of the common areas, services, external repairs, decorations etc.

Rent

The rental is £45,000 per annum based on a three year lease. Please call our offices to discuss the options should a longer lease be required.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with the Landlord's Sole Agent:-

Swoffers Commercial
Estate House
Ann's Place
St Peter Port
Guernsey
GY1 2NU

Contact: Jonathan Harris
Telephone: 01481 722151
Email: jharris@swofferscommercial.co.uk

or

Contact: Jo Stoddart
Telephone: 01481 722151
Email: jstoddart@swofferscommercial.co.uk

SUBJECT TO CONTRACT

Swoffers Commercial for themselves and for the vendor(s) or lessor(s) of this property whose agent they are give notice that:

- 1) *These particulars do not constitute, nor constitute any part of, an offer or contract.*
- 2) *None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.*
- 3) *Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.*
- 4) *The vendor(s) or lessor(s) do not make or give and neither Swoffers Commercial nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property*
- 5) *These details are believed to be correct at the time of compilation but may be subject to subsequent amendment*