

Swoffers Commercial

Chartered Surveyors Valuers Property Consultants

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NEW OFFICE DEVELOPMENT

FREEHOLD OFFICE SUITES

COUR DU BORDIER

Le Bordage, St Peter Port



Self Contained Ground Floor Offices

Freehold and/or Leasehold

610 sq.ft – 1,020 sq.ft

Cour du Bordier, St Peter Port, Guernsey

Summary

- Redevelopment of historically important terrace of buildings fronting a thriving commercial area
- Centrally located a short walk from the centre of St Peter Port
- A range of high quality, self-contained, ground floor offices available either leasehold or to purchase freehold
- Premises immediately available

Location

The premises are located on the southern side of Le Bordage between its junctions with Pedvin Street and Tower Hill. This is a thriving commercial area and the properties are within close proximity to IRM House, St Andrew's House, St Peter's House and the site of the Tudor House redevelopment. The properties are also a short distance south east of the centre of St Peter Port and in particular the Guernsey Market, which is soon to be substantially redeveloped.

Description

Cour du Bordier is a development of historic importance and is to be sympathetically restored with the aim of retaining much of its historical charm. The scheme is to provide office accommodation at ground floor level with 24 residential apartments on the upper floors. Access to the residential element of the scheme is to be via Pedvin Street. The office premises will be totally self contained with access off Le Bordage and provide efficient, modern, open plan accommodation

Specification

The office premises have been finished to a high standard and decorated and carpeted throughout. The offices benefit from suspended ceilings with recessed lighting and heating is by way of electric panel heaters. Units 5 and 6 have retained the original vaulted ceilings. The premises also benefit from Cat 5e data points and internal wiring. A detailed specification sheet is available on request.

Accommodation

The following premises are available:

Office 1	-	SOLD	
Office 2	-	70.87 sq.m	763 sq.ft
Office 3	-	66.04 sq.m	711 sq.ft
Office 4	-	56.69 sq.m	610 sq.ft
Office 5	-	SOLD	
Office 6	-	63.78 sq.m	686 sq.ft
Office 7	-	94.79 sq.m	1,020 sq.ft

Cour du Bordier, St Peter Port, Guernsey

Tenure

The freehold interest of the accommodation is available to purchase.

Alternatively the accommodation is available to let by way of new nine year leases to be granted on effective full repairing and insuring terms subject to three yearly, upward only open market value rent reviews.

Price

The asking prices are as follows:

Office 1	-	SOLD
Office 2	-	£252,523.00
Office 3	-	£235,313.00
Office 4	-	£201,885.00
Office 5	-	SOLD
Office 6	-	£227,039.00
Office 7	-	£337,579.00

Rental

The commencing rentals exclusive of all other outgoings are to be as follows:

Office 1	-	N/A
Office 2	-	£18,312.00
Office 3	-	£17,064.00
Office 4	-	£14,640.00
Office 5	-	N/A
Office 6	-	£16,464.00
Office 7	-	£24,480.00



Interior of Unit 6 with original vaulted ceiling

Availability

All units are immediately available

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with the lessor's / vendor's sole agent:

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

Contact: Jonathan Harris
Telephone: (01481) 722151
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OR

Contact: Jo Stoddart
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