

Swoffers Commercial

Chartered Surveyors Valuers Property Consultants

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

Telephone 01481 722151 Fax 01481 714291

Email: jharris@swofferscommercial.co.uk Website: www.swofferscommercial.co.uk

TO LET

1st Floor and 4th Floor

FAIRBAIRN HOUSE

The Rohais, St Peter Port, Guernsey



Purpose built offices located on the outskirts of town. The 1st and 4th floors are either available together or separately.

2,525 sq.ft and 3,287 sq.ft (or 5,812 sq.ft together)

SOLE AGENT

Location

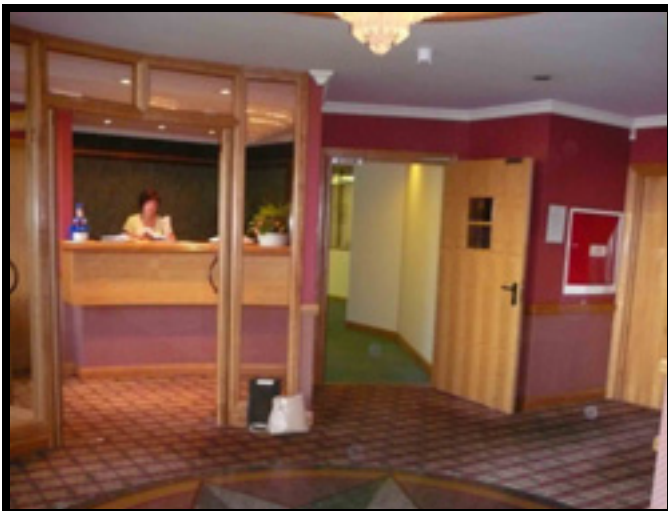
Fairbairn House is located on The Rohais, approximately 1 mile west of St Peter Port harbour and just opposite Safeway supermarket. Pedestrian access to the property is from the Rohais, Collings Road and Safeway's car park. The surrounding area has a mixture of retail, office and residential buildings.

Description

The property is of traditional construction and its external architecture fits very well with the surrounding properties, comprising ground and four upper floors of offices as well as off-street car parking to the rear of the building.

The offices are fitted with access raised flooring as well as suspended ceilings with recessed fluorescent lighting, and double glazed windows.

The available suites are located on the first and fourth floors of the building (known as Levels 2 and 5 respectively).



Shared reception area



Level 2 Boardroom

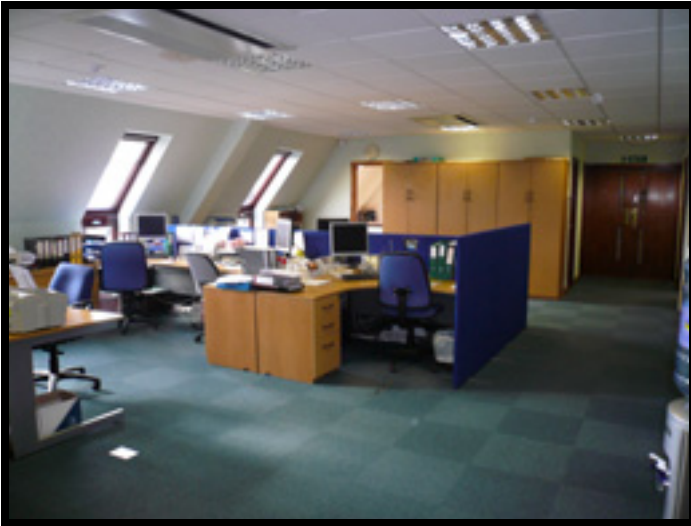
Accommodation

Entering the property through the front door, access is directly into an attractive entrance hall with a staircase leading to the upper floors.

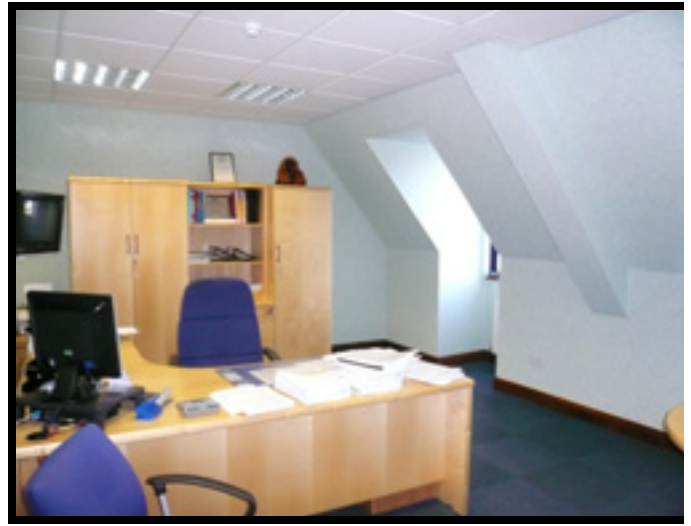
1st Floor (Level 2) – the suite is predominantly arranged as cellular offices offering a large attractive boardroom, with a second meeting room and 6 individual offices which have been partitioned off by means of part-glazed panels. The suite also offers a kitchenette area with male and female WC facilities being located in the common areas. The cellular-style offices are constructed by means of partitions which would therefore facilitate the option for a potential occupier to remove the partitions and create fully open-plan space.

4th Floor (Level 5) – the suite offers a large open-plan office area with a number of individual offices. In addition this suite benefits from a kitchen plus dedicated male and female WC facilities.

Fairbairn House, The Rohais, St Peter Port



Open plan area – 4th Floor



One of the individual offices



Map courtesy of DigiMap

Terms

The premises are available by way of a new lease on Full Repairing and Insuring terms for a 12 year term.

Parking

Parking for six cars is located to the rear of the property (three spaces per suite). It may also be possible to offer additional nearby parking. Please call our offices for further information.

Rent

The annual rent is based on £25 per sq.ft plus £350 per parking space payable quarterly in advance. The rent is subject to 3 yearly upward only Market Value rent reviews.

1st Floor: Commencing rental of £63,125.00 + parking
4th Floor: Commencing rental of £82,175.00 + parking

Availability

The offices will be available from 1 January 2009.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with the Lessor'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

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*