

# Swoffers Commercial

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## TO LET 1<sup>ST</sup> FLOOR ROYAL CHAMBERS St Julian's Avenue, St Peter Port, Guernsey



### Two office suites available located on the First Floor of Royal Chambers

- 3,500 sq.ft and/or 4,500 sq.ft
- Ample secure parking for each suite
- The Sub-leases are from Ernst & Young LLP

Royal Chambers is a six storey, 60,000 sq.ft landmark multi-let office building which has been constructed to the highest institutional standards within the financial centre of St Peter Port.

**SOLE AGENT**

## **Summary**

- Sub-leases available for the First Floor directly from Ernst & Young LLP
- Two suites of 3,500 sq.ft and/or 4,500 sq.ft
- Occupation available from August 2010
- Ample secure underground basement car parking spaces (allocated on a pro-rata basis)

## **Location**

Located along St Julian's Avenue, Royal Chambers sits above Royal Bank Place and has views down to the Weighbridge and over St Peter Port's picturesque harbour. The building offers exceptional panoramic sea views out to the neighbouring islands from the upper floors, with spacious entertaining terraces to compliment this feature. Royal Bank Place is home to the Royal Bank of Scotland International's headquarters, and other premium occupiers within the vicinity of Royal Chambers include Butterfield Bank, Deloitte & Touche and SG Hambros.

This is the prime location in the heart of St Peter Port with the High Street only two minutes walk away.

## **Description**

The two available suites are located on the First Floor of Royal Chambers. Exhibiting polished granite, German Jura limestone cladding, patinated copper roofs and a prestige entrance incorporating a breathtaking five storey glass atrium, Royal Chambers offers an outstanding location for business tenants.

The Royal Plaza will run through the heart of the Royal Development, providing a public open space of extremely high quality integrating public art, water features and standing stones.

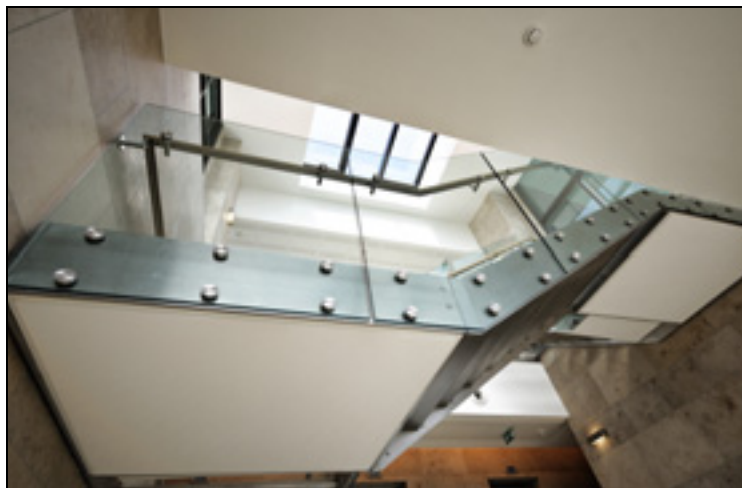
The area provides fabulous environment in which people can live, work and relax. The building will be completed to Enhanced BCO Cat A specification, to include:

- 3 High speed, stainless steel, 10 person lifts
- BREEAM International 2008 target rating 'Very Good'
- VRV 3 Pipe Fan Coil System (simultaneous heating and cooling)
- Modular raised access flooring
- Suspended ceiling with LG7 lighting (CIBSE Lighting Code for Offices)
- Occupational density 1 person per 8.5 m sq and a power requirement of 400W per person in Tenant's area
- 100% electrical standby generation, both emergency and full office load, for the entire building.
- Sophisticated security and access control system
- Modular raised access flooring
- Suspended ceiling with CAT 3 recessed lighting
- Sophisticated security and access control system

First Floor, Royal Chambers, St Julian's Avenue, St Peter Port, Guernsey

## Availability

West Suite 2 (First floor) 3,500 sq.ft (a sub-lease is available for a term of circa 9 years)  
East suite (First Floor) 4,500 sq.ft (a sub-lease is available for a term of circa 9 years)



## Parking

There are secure underground parking spaces available which will be allocated on a pro-rata basis depending on the office accommodation required (allocated on a pro-rata basis).

## Tenure

The premises are available by way of sub-lease on effective full repairing and insuring terms. A service charge will be payable in respect of the security guard / receptionist, building security, cleaning and services to the common areas, external repairs and decoration.

*Subject to Contract*

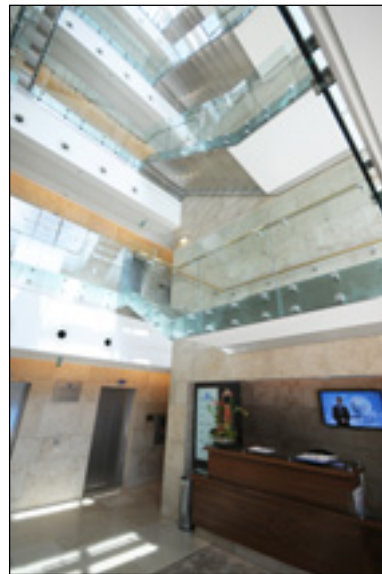
**First Floor, Royal Chambers, St Julian's Avenue, St Peter Port, Guernsey**

## **Viewing**

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

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

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