

# Swoffers Commercial

Chartered Surveyors Valuers Property Consultants  
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## TO LET HIRZEL HOUSE Smith Street, St Peter Port, Guernsey



**High quality office accommodation  
in this centrally located period building  
4,787 sq.ft with 6 car parking spaces  
Rent: £138,254.67 per annum**

**Hirzel House, Smith Street, St Peter Port, Guernsey, Channel Islands**

## **Summary Details**

Hirzel House is one of the few offices centrally located in town that offers a high quality working environment located within the heart of St Peter Port, as well as the luxury of 6 car parking spaces - a rarity in St Peter Port these days.

- 4,787 sq.ft located on ground and three upper floors
- 6 car parking spaces
- Local Market one bedroom flat located on the third floor
- Available immediately
- Rent based on £27.00 per sq.ft for the office accommodation

## **Location**

The property is located in the heart of St Peter Port's Financial District at the top of Smith Street at the point where Smith Street meets Hirzel Street. Smith Street is one of the main access points for the High Street, which is only 100 metres away.

Located within the near vicinity is the OGH Hotel as well as businesses such as Collas Day, Ozannes, The Partnership, Ashton Barnes Tee and Generali. Located on the High Street financial institutions such as Natwest, HSBC, Barclays, and Lloyds TSB can be found.

## **Description**

We believe this listed property was constructed in the 19<sup>th</sup> century as a substantial residence similar to neighbouring properties, and has since been converted to high quality offices in this very well presented period building.

**Ground Floor:** Hirzel House is accessed from Smith Street via the courtyard that leads directly to the ground floor which comprises two large meeting rooms, a large open plan office, kitchen and vault.

**First Floor:** Located on the first floor is the reception, a large board room, 2 meeting rooms, kitchen and comms room.

**Second Floor:** The second floor offers mainly open plan office accommodation, a meeting room, filing room and kitchenette.

**Third Floor:** The third floor comprises two large offices as well as a kitchenette. Also located on this floor is a one bedroom Local Market Flat.

The property has gas central heating, solid floors with perimeter trunking and a single staircase which services all the floors. Most of the offices are fitted with independent air-conditioning units.

There are ample toilet facilities located on every floor as well as a shower located on the first floor.

**Subject to Contract**

Hirzel House, Smith Street, St Peter Port, Guernsey, Channel Islands

## Accommodation

Hirzel House comprises 4,787 sq.ft as follows:-

Description	Net Internal Floor Area	
	M <sup>2</sup>	Sq ft
Ground floor	128.10	1,379
First floor	125.68	1,353
Second floor	145.47	1,566
Third floor - offices	45.49	489
Third floor - Local Market flat	n/a	n/a
<b>Total Net Internal Area</b>	<b>444.74</b>	<b>4,787</b>

## Parking

Located in Hirzel Court to the rear of the property are 6 dedicated car parking spaces.



*Reception, currently located on the first floor*



*Board Room*



*Meeting Room*

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## **Terms**

The property is available by way of assignment based on Full Repairing and Insuring terms for a period expiring on 2 June 2012. It should be noted that it may be possible to negotiate a new longer lease with the Landlord subject to agreeing terms. Please call our office for further details should this be a requirement.

## **Rent**

The passing rent is £138,254.67 per annum excluding the car parking. The rent is based on £27.00 per sq.ft for the office accommodation.

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

## **Availability**

Hirzel House is immediately available

## **Viewing**

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

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

Contact: Jonathan Harris  
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**Subject to Contract**