

Swoffers Commercial

Chartered Surveyors Valuers Property Consultants
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TO LET

FIRST FLOOR PARK COURT

17 Park Street, St Peter Port



OFFICE SUITE
1,512 sq.ft with 4 parking spaces

Rent: £38,898.00

1st Floor, Park Court, Park Street, St Peter Port, Guernsey

Location

Park Street is located within close proximity to St Peter Port's central business district parallel to the Rue du Pre, just a short walk from Trinity Square, south west of Le Bordage.

Businesses located within the near vicinity include Rothschild Trust, Aon, HSBC Private Bank, Credit Suisse as well as The States of Guernsey's principal administration office, Sir Charles Frossard House. Bank Sarasin occupies the remaining floors of Park Court.

Description

The available suite is situated on the first floor of a purpose built office building, constructed in 1989, with secure parking on the ground floor and includes the use of an archive storage area accessed from the garage. A staircase leads from the entrance of the building directly up to the first floor suite, which is completely self-contained and offers fully carpeted offices with suspended ceilings and recessed fluorescent lighting. Heated by means of oil-fired central heating, the property also offers some air conditioning and raised access flooring.

Accommodation

The first floor suite offers a total of 1,512 sq.ft. comprising a large open plan area plus 5 individual offices which could be reverted back to open plan space if required. A further office is currently used as a server room. A corridor leads from the open plan area to male and female WC facilities and a kitchenette as well as a staircase leading down to the car park. The double glazed sash windows to the front and rear provide good natural light.



Open plan office area

1st Floor, Park Court, Park Street, St Peter Port, Guernsey

Parking

There is parking for 4 vehicles on the ground floor of the property, the cost of which is included in the rent.



Garage

Subject to Contract

1st Floor, Park Court, Park Street, St Peter Port, Guernsey



Picture courtesy of Digimap

Legal Costs

Each party to bear their own legal costs.

Terms

The premises are available by way of an assignment for the remainder of the lease term, expiring on 29 September 2011. The premises are offered on effective full repairing and insuring terms.

Rent

The rental is £38,898.00 per annum (including parking for 4 vehicles).

Availability

The property could be made available very quickly.

Subject to Contract

1st Floor, Park Court, Park Street, St Peter Port, Guernsey

Viewing

Strictly by appointment with the Lessor's Agent:-

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

Contact: Jonathan Harris or Jo Stoddart
Telephone: 01481 722151 01481 722151
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Subject to Contract