

# Swoffers Commercial

Chartered Surveyors Valuers Property Consultants

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## TO LET

### 2<sup>nd</sup> Floor suite

### PLACE DU PRE

### Rue du Pre, St Peter Port, Guernsey



**Fully refurbished modern office accommodation of  
4,857 sq.ft with 5 car parking spaces**

## **Location**

The property is situated on Rue du Pre within close proximity to St Peter Port's Central Business District, approximately 50 metres from Trinity Square.

Rue du Pre is one of the main vehicular routes linking St Peter Port with the airport. Guernsey's newly refurbished Market Buildings as well as the main retail pitch of the High Street is only a few minutes walk away.

Businesses located within the near vicinity include Rothschild Trust, Aon, HSBC, Credit Suisse as well as The States of Guernsey's principal administration office, Sir Charles Frossard House.

## **Description**

The property was constructed in 1988/89 and comprises ground, first, and second floors with on-site car parking. The building has been let to BDO Novus who will occupy the ground and first floors leaving the second floor suite available to sub-let.

There is one high speed 8-passenger Otis lift located in the central core of the property serving ground and all upper floors. Male and female facilities for the sole-use of the sub-lessee are located on the second floor.

The property has recently undergone full refurbishment to a very high specification including:-

- State of the art air-conditioning
- Suspended ceilings with modern recessed lighting
- Access raised flooring.

## **Parking**

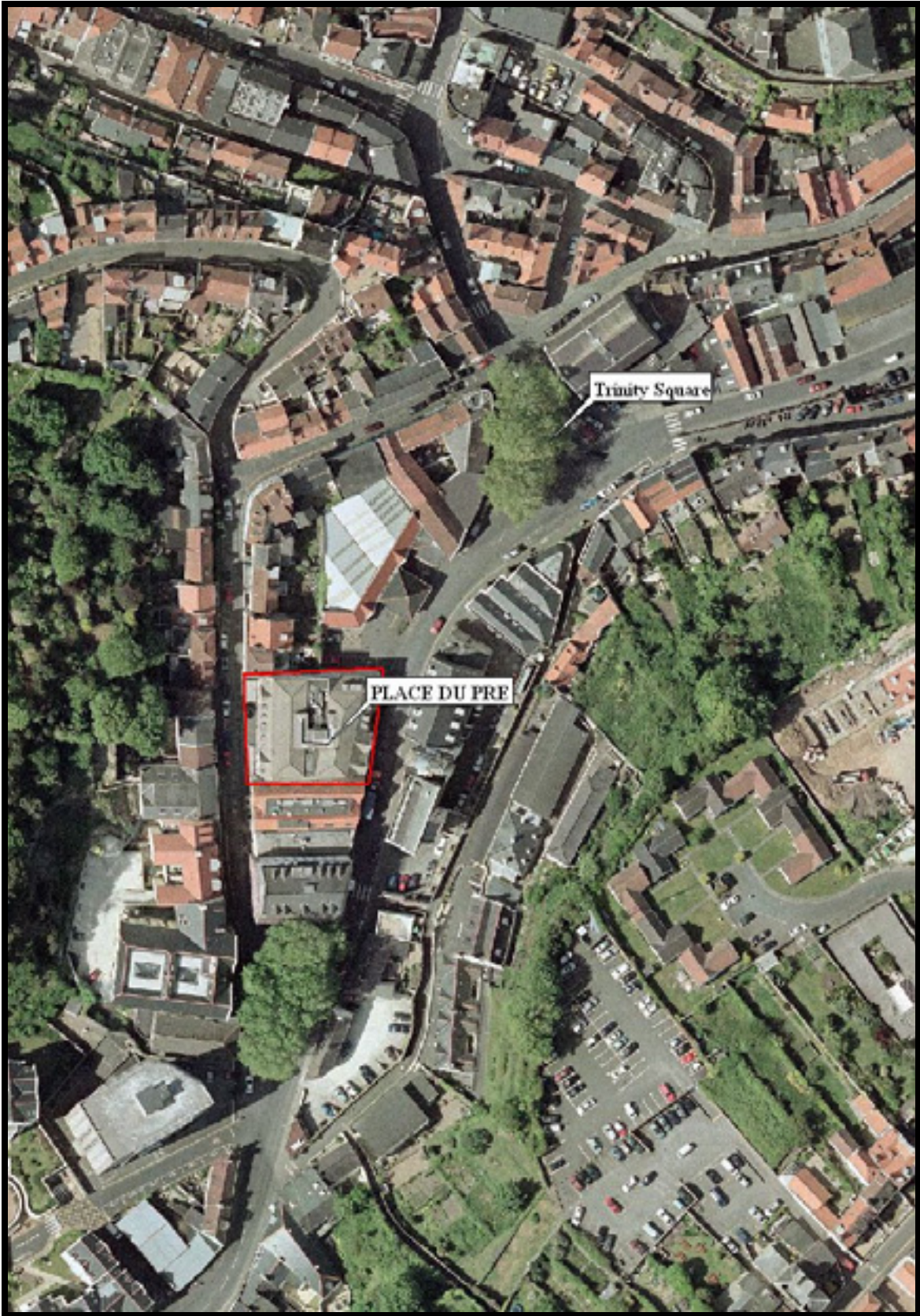
5 car parking spaces located in the secure car park within the property at ground floor level are offered with this suite.

## **Accommodation**

The second floor suite is predominantly open plan and offers highly flexible office accommodation. A large number of windows offer good natural light from both the front and rear of the property. The net internal area is 4,857 sq.ft

In addition there is an opportunity for a presence on the Ground floor, should this be of interest to a potential tenant.

Place du Pre, Rue du Pre, St Peter Port, Guernsey, Channel Islands



Map Courtesy of DigiMap

## **Terms**

The property is available by way of a new effective Full Repairing and Insuring sub-lease for a term of 6 years.

## **Rent**

The commencing rent will be based on £30.00 per sq.ft for the office accommodation and £1,800.00 per car parking space.

The rent will be subject to 3 yearly upward only rent reviews at Market Value.

## **Availability**

The suite is immediately available.

## **Viewing**

Strictly by appointment with the Lessor's Agent:-

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

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