

Swoffers Commercial

Chartered Surveyors Valuers Property Consultants

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TO LET

FIRST FLOOR OFFICES

Pollet House, St Peter Port, Guernsey



Town Centre Offices

1,704 sq.ft

Rental: £35,341 per annum

Location

This is a great opportunity to lease prominently positioned office accommodation in the heart of Le Pollet/High Street. Within the near vicinity are businesses such as Lloyds TSB, Natwest, and Barclays, as well as many other national and local occupiers.

Description

This open plan office suite is located on the first floor of a building situated in the heart of St Peter Port and can be accessed via a central stairway or an 8-person lift. The main entrance to the premises is located on Le Pollet.

The offices have been refurbished to a high standard including air-conditioning and suspended ceilings with recessed lighting. In addition to the main office area the suite also offers a smaller separate office plus a further room which is currently fitted out as a storage area with shelving and a kitchenette. Shared male and female facilities and a shower are available on the first floor landing.



Suite 1

Accommodation

Suite 1 comprises a large office, smaller office and a kitchenette/store room. Male and Female WCs and shower are shared between both first floor suites.

The net internal floor areas are as follows:

Suite 1 (1 st Floor)	1,704 sq.ft
Total area available:	1,704 sq.ft



Map courtesy of DigiMap

Lease

Suite 1 is available by way of sub-lease for a term expiring on the 24 June 2012 on effective Full Repairing and Insuring terms.

Rent

The commencing rent for Suite 1 will be based on a rate of £20.74 per sq.ft for the office accommodation. The rent will be paid quarterly in advance on the usual quarter days.

Availability

The offices are available immediately.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with the Sub-Lessor's Agent:-

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

Contact: Jonathan Harris or Jo Stoddart
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Call 722151 to view this property

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Subject to Contract