

# Swoffers Commercial

Chartered Surveyors Valuers Property Consultants

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

Telephone 01481 722151 Fax 01481 715303

Email: [jharris@swofferscommercial.co.uk](mailto:jharris@swofferscommercial.co.uk) Website: [www.swofferscommercial.co.uk](http://www.swofferscommercial.co.uk)

## TO LET

# ROYAL CHAMBERS

St Julian's Avenue, St Peter Port,  
Guernsey



**An unrivalled opportunity to occupy space within  
Guernsey's latest landmark office in the heart of St Peter  
Port**

**Suites from 3,000 sq.ft to 20,000+ sq.ft**

**SOLE AGENT**

## Occupation available late summer 2009

**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.**

### Summary

- Royal Chambers will be completed in the early summer of 2009
- Tenant's internal fit-out available from the spring 2009
- Suites from 3,500 sq ft to 20,000+ sq.ft
- Spacious entertaining terraces and breathtaking panoramic sea views from the penthouse floors
- 83 secure underground basement car parking spaces
- Secure basement storage areas up to 1,000 sq.ft each
- Dedicated entrances and addresses (if required) to the Ground Floor (known as '1 Royal Plaza') and part of the First Floor (St Julian's) with Tenant's branding (subject to planning)

### 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

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.

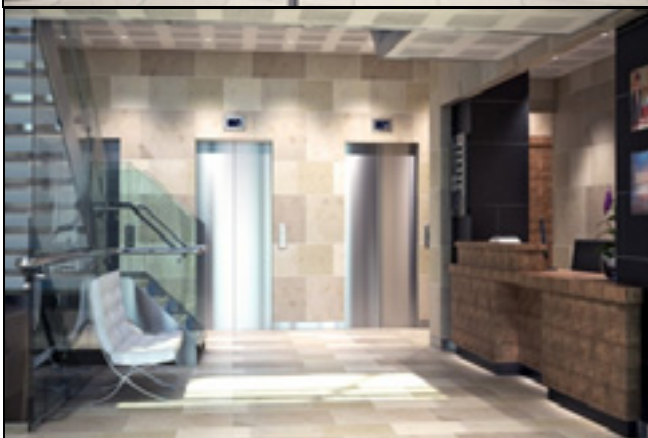
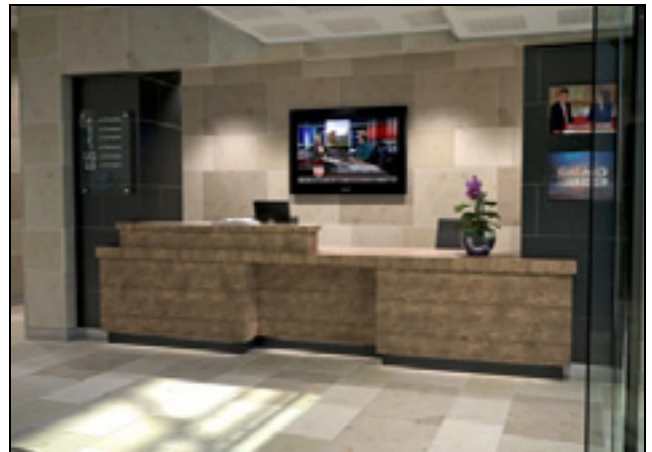
The Royal Plaza will run through the heart of the Royal Development, providing a public open space of extremely high quality integrating public art, water features and standing stones. The area will provide a fabulous environment in which people can live, work and relax. The building will be completed 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

## Availability

The 2<sup>nd</sup> and 3<sup>rd</sup> floors have been let to one of the 'top five' international accountancy firms and the balance of the space although having significant serious interest, will be allocated on a first come, first served basis. There are a number of opportunities to occupy offices in this state-of-the-art office building starting from 3,500 sq.ft to single floor plates of 13,000 sq.ft

Office Accommodation	Floor Area
<i>Ground Floor (1 Royal Plaza)</i>	<b>13,195 sq.ft</b>
<i>First Floor (St Julian's)</i>	<b>3,500 sq.ft</b> <b>7,750 sq.ft</b> or <b>11,254 sq.ft (ie the whole floor)</b>
<i>Second Floor "LET"</i>	<b>11,689 sq.ft "LET"</b>
<i>Third Floor "LET"</i>	<b>11,684 sq.ft "LET"</b>
<i>Fourth Floor Penthouse</i> <i>(Including the exclusive right to use 580 sq.ft of entertaining terraces)</i>	<b>4,800 sq.ft</b> <b>4,900 sq.ft</b> or <b>9,714 sq.ft (ie the whole floor)</b>
<i>Fifth Floor Penthouse</i> <i>(Including the exclusive right to use 1,700 sq ft of entertaining terraces)</i>	<b>3,954 sq.ft</b>



## Parking

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

## Tenure

The premises are available by way of new leases offered 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.

## Viewing

Strictly by appointment with the Lessor's Sole 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  
Email: [jharris@swofferscommercial.co.uk](mailto:jharris@swofferscommercial.co.uk)  
[jstoddart@swofferscommercial.co.uk](mailto:jstoddart@swofferscommercial.co.uk)



*Swoffers Commercial for themselves and for the vendor(s) or lessor(s) of this property whose agent they are give notice that:*

- 1) *These particulars do not constitute, nor constitute any part of, an offer or contract.*
- 2) *None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.*
- 3) *Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.*
- 4) *The vendor(s) or lessor(s) do not make or give and neither Swoffers Commercial nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property*
- 5) *These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.*

*Subject to Contract*