

# Swoffers Commercial

Chartered Surveyors Valuers Property Consultants  
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## TO LET SUITE 2, WEIGHBRIDGE HOUSE Le Pollet, St Peter Port, Guernsey



**Centrally located quality offices**

**4,000 sq.ft with nearby parking for 3 cars**

**Rent: £80,000 per annum**

## Location

This is an excellent opportunity to lease centrally located office accommodation in Weighbridge House. Offering superb views over the harbour and neighbouring islands, these quality offices are very well positioned within St Peter Port's bustling business district and are next to the main retail pitch.

Within the near vicinity are businesses such as the Royal Bank of Scotland International, SG Hambros, Ogier, and Rothschild, as well as many other national and local occupiers.

## Description and Accommodation

Suite 2 is located on the first floor of Weighbridge House. The entire suite comprises 4,000 sq.ft of high quality office accommodation.

Whilst the suite is predominantly open plan, it also offers the following:-

- Large reception
- Board Room
- Five Meeting Rooms
- Large kitchen
- Ample Male and Female facilities demised to the suite

As well as benefiting from plenty of natural light, the suite is fitted with:-

- Air-conditioning
- Suspended ceilings with recessed lighting
- Carpet tiles (although the reception area has wooden floors)
- Perimeter trunking

Weighbridge House is served by an eight person lift providing.





*Main reception*



*Board Room*

## Terms

The premises are available by way of assignment of the current lease which expires on 28 September 2016. The premises are let on Full Repairing and Insuring terms with the tenant paying a service charge to the Landlord.

## Rent

The passing rent is £80,000 per annum payable quarterly in advance. The rent is subject to three yearly rent reviews at Market Value with the next being due on 28 September 2010.

## Parking

Three parking spaces may be available with the suite by separate arrangement at an additional cost of £1,900 per annum per space. Please call our offices for further details.

## Legal Costs

Each party to bear their own legal costs.

## Viewing

Strictly by appointment with the Assignor's Agent:

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

Contact: Jonathan Harris  
Telephone: 01481 722151  
Email: [jharris@swofferscommercial.co.uk](mailto:jharris@swofferscommercial.co.uk)

or

Contact: Jo Stoddart  
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### ***SUBJECT TO CONTRACT***

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