

To Let

Ground Floor, Old Bank Chambers, La Grande Rue

St Martin, Guernsey

ROCK



Refurbished offices in the heart of St. Martin's village with parking

 £57,050 pa

 1,630 sqft

Property Features

- Well-positioned out of town location
- Prominent and architecturally interesting building
- Self-contained ground floor office suite
- Air-conditioning and Cat 5e cabling
- 2 parking spaces
- Available immediately



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LOCATION

The property is located on La Grande Rue in a very prominent position in St Martin's Village. It's location in the centre of St. Martin's provides access to all the local amenities including the Co-Op foodstore, M&S, Iceland, various retail outlets, restaurants, a petrol station and the community centre. The property is opposite the main filter and accessed directly from La Grande Rue. There are a number of bus services that run via this location and the town centre of St Peter Port is

approximately 2 miles away.

DESCRIPTION

Old Bank Place is an architecturally interesting property with oak framed full height windows at the front of the building providing excellent levels of natural light. The property is built over ground and first floors with an impressive entrance foyer shared with the first floor which is currently let to a family office.

The available ground floor office is self-contained with air conditioning, perimeter trunking and floor boxes for

power and cabling. The space is predominantly open plan with break out space, shower and a fitted kitchen including a dishwasher and fridge freezer. Access to the office is via a Cotag system.

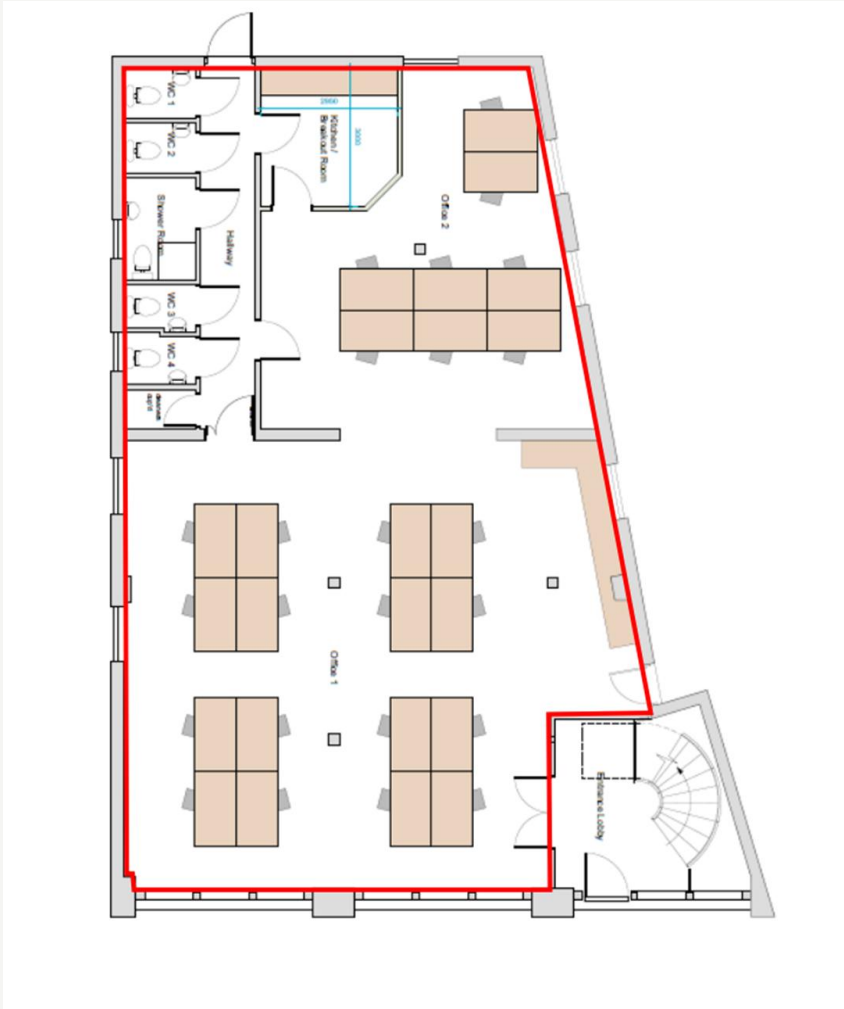
PARKING

This office provides 2 onsite car parking spaces with additional public parking options available nearby. The parking spaces are £1,115 per space per annum.



Floor Plan

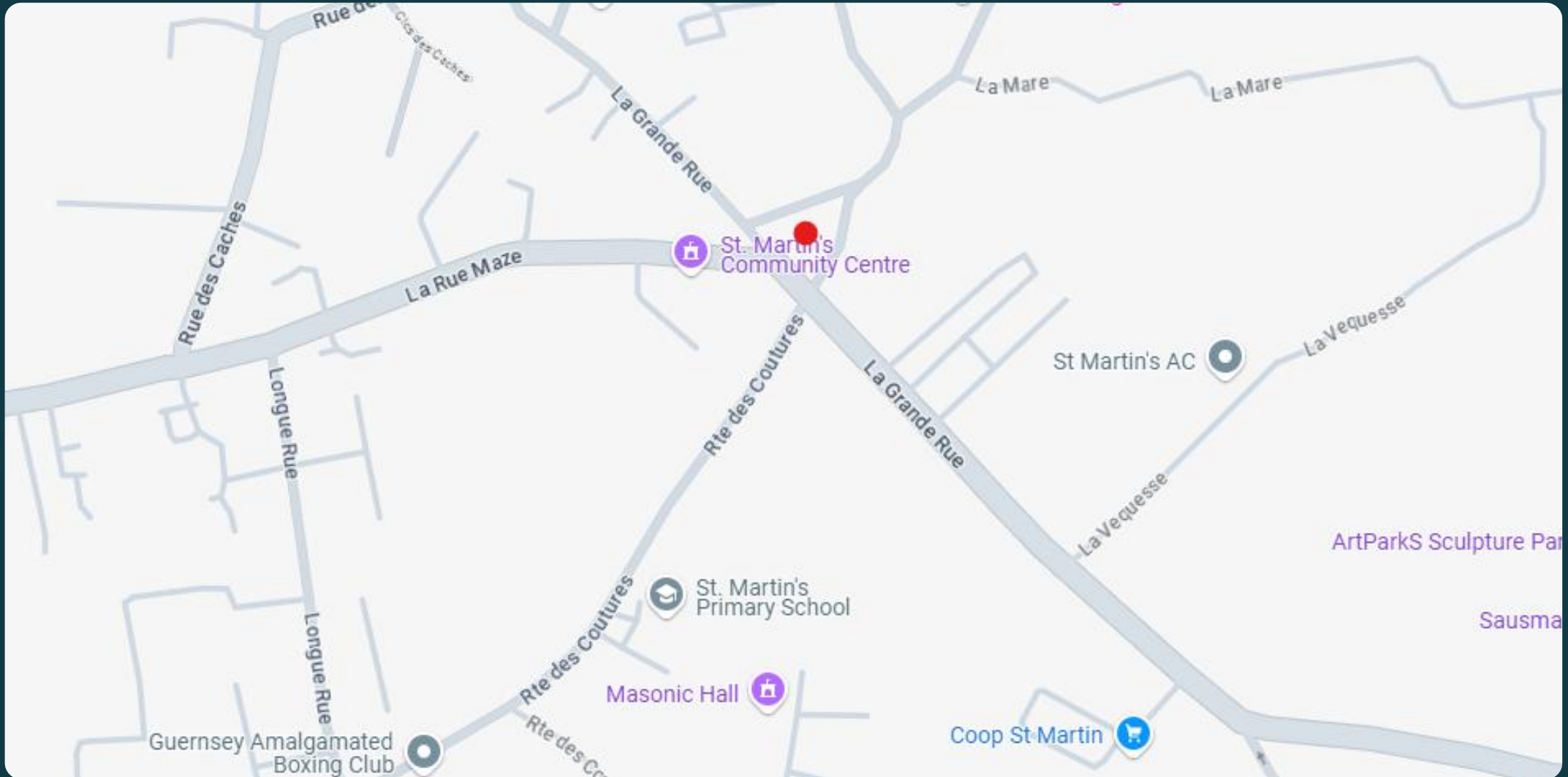
First Floor



Room	Area	
Floor	Sq Ft	Sq M
Ground	1,630	151.43

Location

Ground Floor, Brook House, St Martin, Guernsey



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RENT

The quoting rent for the office is £57,050 per annum which is a fixed rent for the duration of the tenancy which is a maximum of 9 years.

SERVICE CHARGE

In addition to the annual rent there is a modest service charge payable, further information is available on request.

AVAILABILITY

The offices are available to rent immediately.

TENURE

Leasehold – the premises is available by way of a lease direct with the landlord.

LEGAL COSTS

Each party to bear their own legal costs and any other costs associated with letting this property.

Contact & Viewing

Further information and viewing the property is strictly by appointment. Viewings are possible out of hours by prior arrangement. Please contact Rock Commercial, the landlord's agent:



Peter Van de Velde
Managing Director

☎ 01481 728559
📠 07781 127210
✉ peter@rockcommercial.co.uk



Alex Titheridge MRICS
Director

☎ 01481 728559
📠 07839 189680
✉ alex@rockcommercial.co.uk



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