

To Let


# Suite 11, Bucktrout House

Gategny Esplanade, St Peter Port,  
Guernsey

**ROCK**



# Fully fitted serviced offices in an exceptional town centre location

 EPOA

 181 sqft

## Property Features

- Second floor self-contained office
- Fully fitted with 4 desks
- All inclusive competitive rents
- Meeting rooms with AV facilities
- Showers and WC's on each floor
- Client lounge



# Premium Serviced Offices in a Premium Location

## **LOCATION**

The property is located in St Peter Port's prime office district on Gategny Esplanade. It is surrounded by Grade A office buildings including Gategny Court, Regency Court, Royal Bank Place and Royal Chambers. Gategny Esplanade is the main arterial route from St Peter Port to the north of the Island.

The premises offer exceptional views of the QEII Marina and the Islands of Herm and Sark. Surrounding occupiers include Collas Crill, Investec, GFSC, Deloitte, KPMG,

RBS, PwC to name but a few. All the amenities of the town centre are also a short walk from the property.

## **DESCRIPTION**

The property comprises a four storey period office building providing contemporary serviced office accommodation. The subject office suite is situated on the second floor with its own key card access and is arranged as a 4 desk office. The suite has full heating and cooling, full height glazing and is fully carpeted.

The building and office suites have recently undergone a comprehensive refurbishment providing a stylish new reception area, a client lounge, a shared Board Room and meeting rooms. There are WC's and showers on each floor. Occupiers also benefit from fruit deliveries twice weekly, Barista quality coffee as well as high speed fibre.

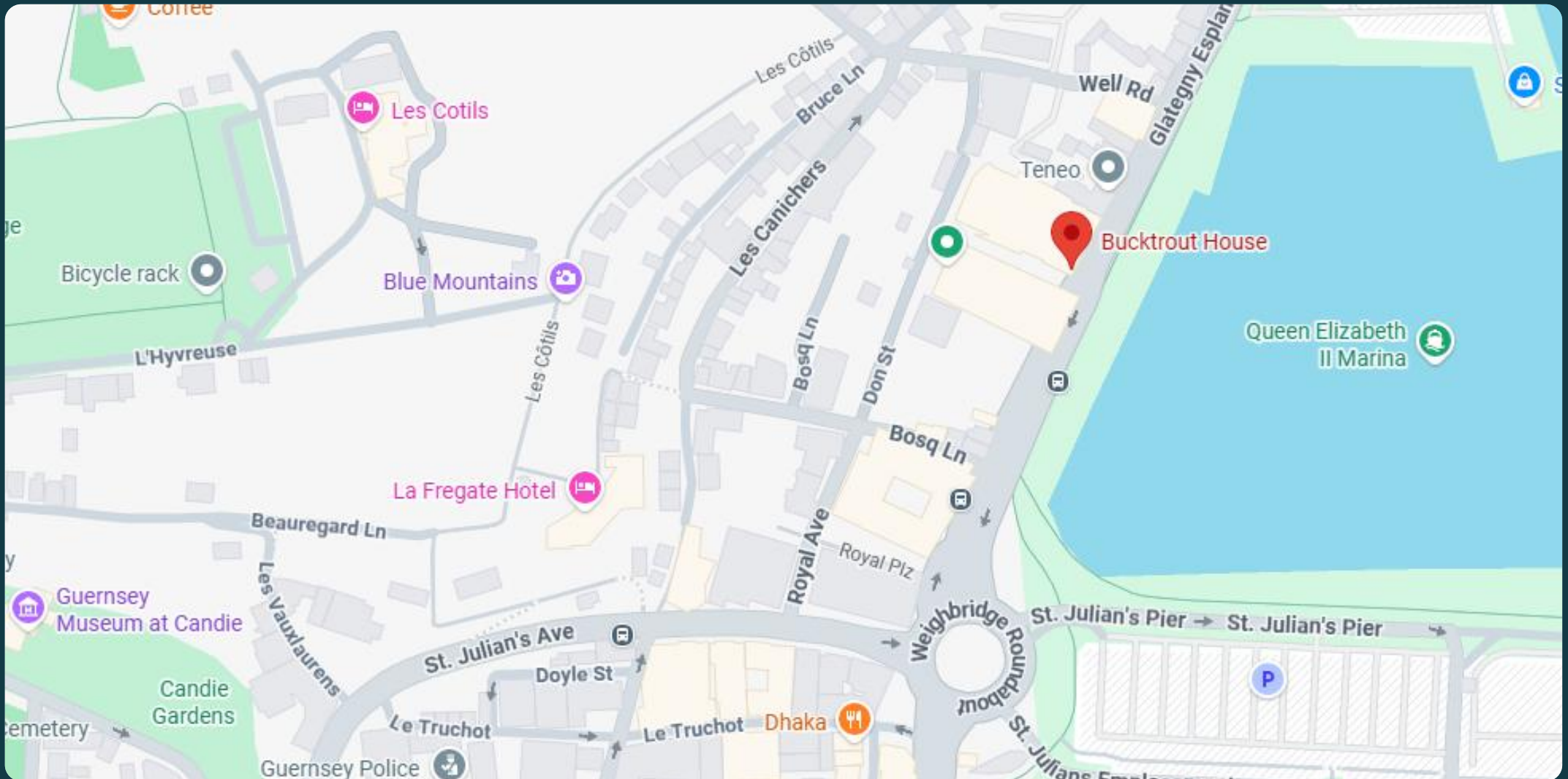
## **PARKING**

There is no demised parking with the office. However, there are numerous public parking options available nearby.



# Location

Bucktrout House, Gategny Esplanade, St Peter Port, Guernsey



# Self-contained offices in the heart of St Peter Port

## **RENT**

The quoting rent for the office space is £450 per desk per month.

## **AMENITY**

The rent is “all inclusive” and includes the building service charge, TRP, electrics, water, insurance, cleaning (including external window cleaning), signage use of meeting rooms and the Board room, a client lounge, WC’s and showers. Fruit is provided twice a week, Barista quality coffee machine and one gigabit per second fibre broadband.

An occupier will therefore benefit from a self-contained office with secure key card access without the need for fit out costs or any dilapidations on lease expiry.

## **RENT**

Flexible lease lengths are available with fixed monthly rents.

## **AVAILABILITY**

The offices are available to rent immediately.

## **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



TERMS: These details are for guidance only. Although every care is taken in the preparation of these particulars, measurements are approximate and Rock Commercial, its agents, the vendors or the lessors are not responsible for any errors, omissions or misstatements contained within them. They do not form part of an offer or contract and no person in the employment of Rock Commercial has the authority to make any representation or warranty in relation to this property. Prospective purchasers or tenants should verify all information for themselves by inspection or making their own investigations before making any agreement to purchase or lease.