

# LA FLECHE HOUSE

8 BERTHELOT STREET-ST PETER PORT-Guernsey

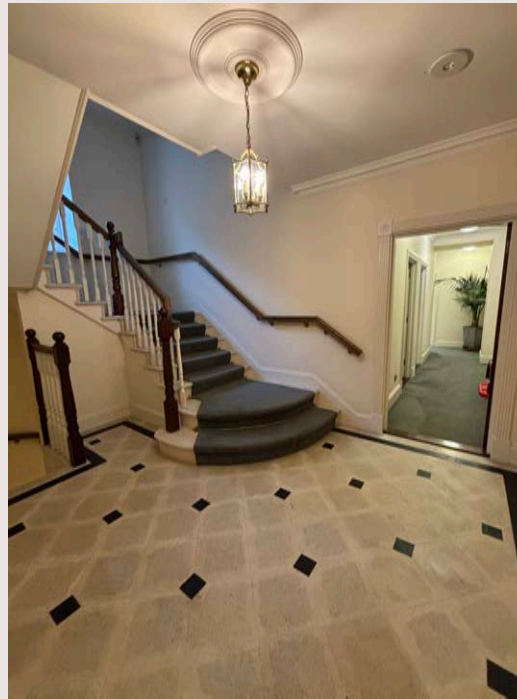
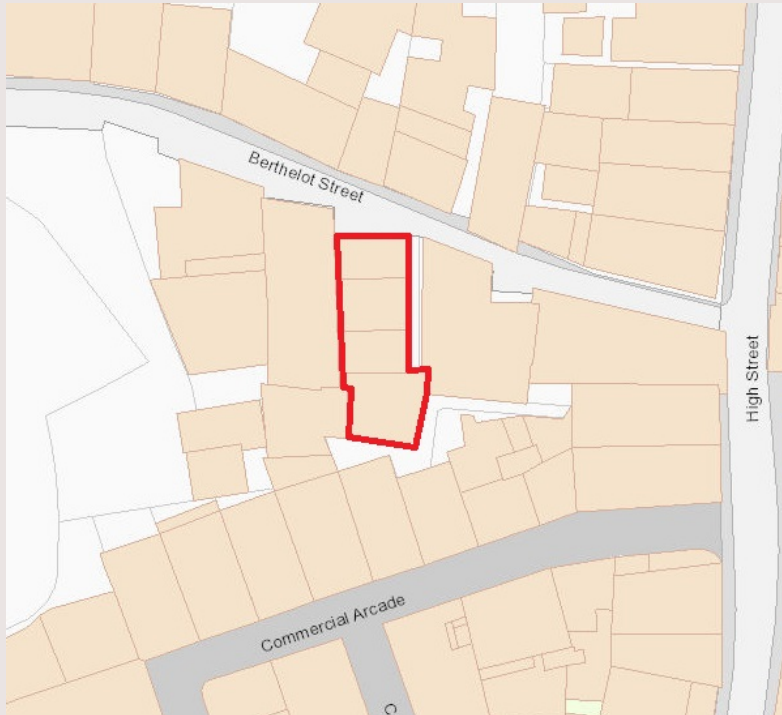
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**All Inclusive Office Suites to Let**

**Suites range from 260 to 530 sq. ft. plus shared kitchen and meeting room**

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## LOCATION

La FlecheHouse is situated on Berthelot Street, just off the main High Street. An excellent, central position close to all of the town centre amenities and public parking.

The Property is adjacent to The Maze, an office building accommodating SPF Private Financial Clients and Belton Associates. Other properties along Berthelot Street comprise a mix of commercial and residential.

With all of the above attributes, this is a very accessible and convenient location.



## KEY FEATURES

- Ground, First, Second and Third floor office suites available on an All-Inclusive basis
- Total available demised area 1,730 sq. ft.
- In addition, shared facilities include kitchens and a meeting room
- Attractive features and excellent natural light
- Close to all town amenities
- Full lease terms on application

## ACCOMMODATION

The Property is an attractive converted town house which is set over basement, ground and three upper levels linked by a grand staircase with good natural light throughout. The well-proportioned demise offers excellent ceiling heights and is in excellent condition.

The ground floor is accessed directly off Berthelot Street and comprises a shared meeting room, kitchen, w.c. and suite 1.

The three upper levels comprise suites 2, 3 and 4.

| Suite        | Floor  | Demised Office Area Exc. Shared Areas |
|--------------|--------|---------------------------------------|
| 1            | Ground | 465 sq ft                             |
| 2            | First  | 530 sq ft                             |
| 3            | Second | 260 sq ft                             |
| 4            | Third  | 475 sq ft                             |
| <b>Total</b> |        | <b>1,730 sq ft</b>                    |

## SPECIFICATION

Offices presented in good condition and with hardwood, carpeted or tiled flooring throughout, recessed ceiling spotlights double glazing, two shared kitchens, toilets and shower facility.

## AVAILABILITY

Available immediately.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## LEASE AND RENTAL TERMS

New occupational agreements are available on an All-Inclusive basis to cover rent, TRP, Insurance, heating and electricity. Full details are available on application.

## VIEWING

By appointment with Savills Commercial.

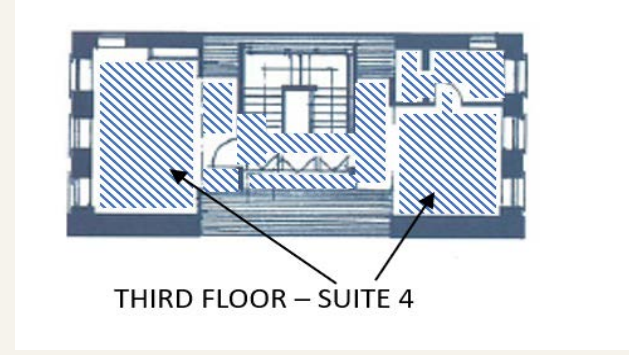
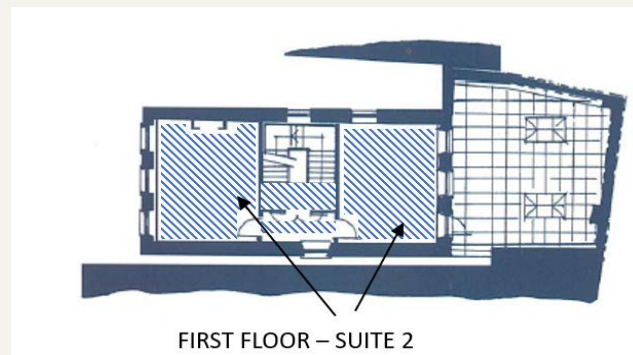
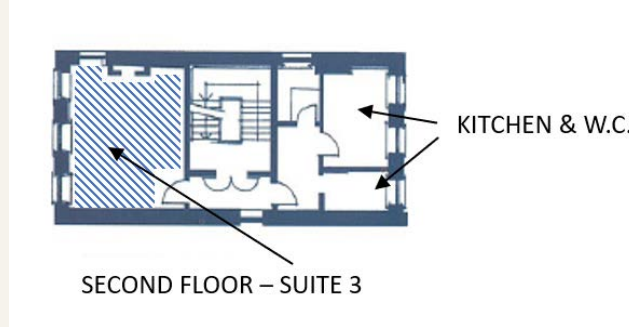
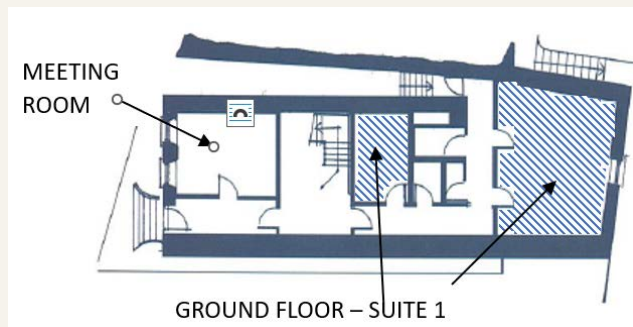
## LA FLECHE HOUSE

BERTHELOT STREET GYI



## FLOOR PLANS

For indicative purposes only.



## FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

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