

To Let

1st Floor, Oddfellows Hall

8 Lefebvre Street, St Peter Port,
Guernsey

ROCK



Self-contained offices in a well positioned town centre location

 £28,750 pa

 1,250 sqft

Property Features

- 1st floor self-contained office
- Open plan office with separate meeting room, kitchen and wc's
- Well specified accommodation
- Access direct from the street
- Central location close to the High Street
- Available immediately on flexible terms



Self-contained offices in the heart of St Peter Port

LOCATION

The property is located in the heart of St Peter Port in the traditional legal quarter. The Old Government House Hotel, Duke of Normandie Hotel, The Royal Court and the Sunken Garden are all within 100m from the front door. All the amenities of the town centre are also a short walk from Lefebvre Street with nearby occupiers including; Titan Wealth, Grant Thornton, Trinity Chambers and Arc. Access to the property is directly from Lefebvre Street.

DESCRIPTION

The office is situated on the first floor with a shared entrance at ground floor level.

The main office is open plan and well specified including LED lighting, electric heating, raised floors and suspended ceilings. A separate kitchen area is adjacent. There is also good storage available via three generous storage cupboards. The office benefits from good natural light having a high floor to ceiling height and double aspect.

There is a separate meeting room accessed via the

hallway which also provides access to the shower room and WC.

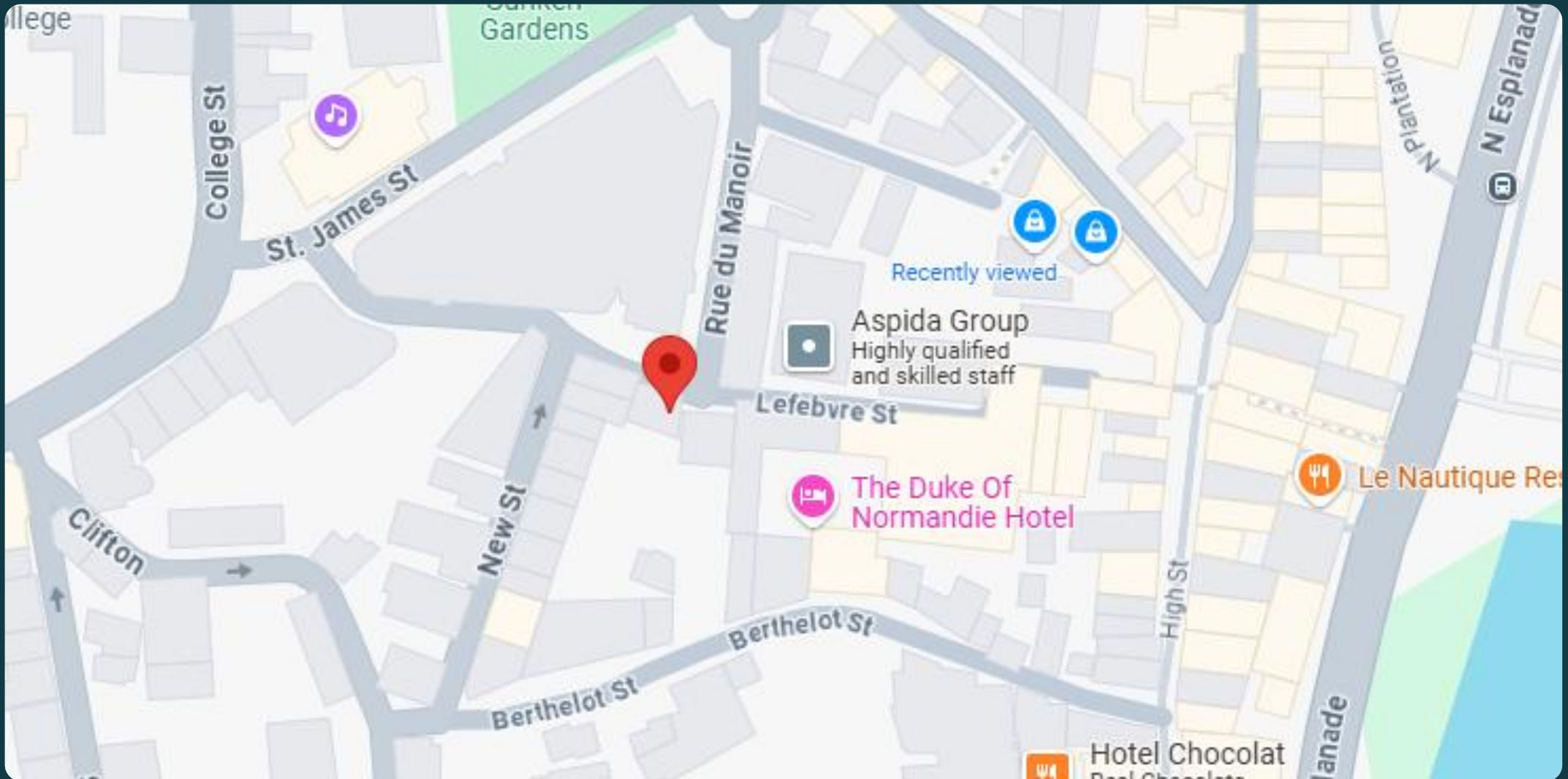
PARKING

There is one demised parking space with the office and numerous public parking options available nearby.



Location

1st Floor, Oddfellows Hall, 8 Lefebvre Street, St Peter Port, Guernsey



Self-contained offices in the heart of St Peter Port

RENT

The quoting rent for the office space is £28,750 per annum and £3,600 pa for the parking space.

SERVICE CHARGE

In addition to the annual rent there is a modest service charge payable. The tenant is responsible for 41% of the building's insurance, TRP and water bills. Electricity is separately metered.

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



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.