

Royal Chambers

Premium Office Floor To Let

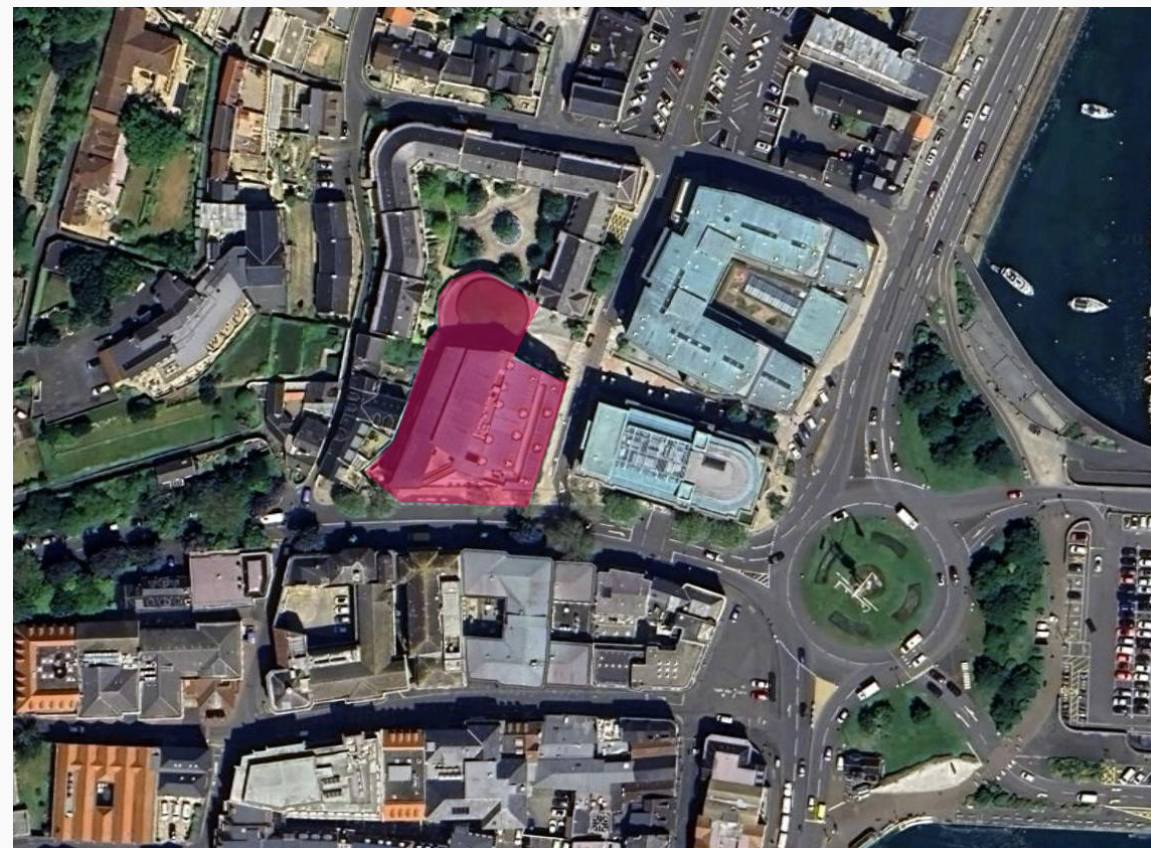
St Julian's Avenue, St Peter Port, Guernsey

*A flexible Grade A workspace in the heart of
Guernsey's financial district*



Be situated in Guernsey's financial heartland

Royal Chambers' central St Peter Port location offers strategic presence alongside employee, client and public transport convenience.



- Positioned directly off St Julians Avenue on the junction with Royal Avenue.
- Short walking distance to the High Street, North Beach and Salarie Corner car parks.
- Immediate nearby bus stop, taxi rank and disabled parking.
- Building tenants include Apex, Maurant & MDJ Partnership with an established immediately surrounding strong occupier base.



ADMIRAL PARK

19

3

4

2

1

A

B

C


**ROYAL CHAMBERS
& THE ROTUNDA**

D

1. Martello Court
Butterfield Bank

2. Dorey Court
AON Insurance
JTC
Canaccord

3. Trafalgar Court
Northern Trust
Aztec
Ocorian
Trident Trust

4. Carey House
Carey Olsen

5. Glatigny Court
Guernsey Financial
Services Commission
Collas Crill
KPMG
Investec Bank

6. Regency Court
Praxis
Deloitte
Alter Domus

7. Royal Bank Place
RBSI
PwC
Apax

8. Hambros House
UBP

9. St Julian's Court
Rothschild & Co

10. Cambridge House
Concept Group

11. La Vieille Cour
Babbe
Raven Property
Stonehage Fleming

12. Redwood House
Ogier

13. Arnold House
HSBC

14. Frances House
Equiom
Citco
Sovereign Trust

15. Le Marchant House
Barclays

16. Lefebvre House

17. Lefebvre Court
White Star Capital

18. Heritage Hall
Hiscox

19. Plaza House
Suntera Global
BDO
CSC

GUERNSEY CBD

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PRIME RETAIL PITCH

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16

A complete workplace experience

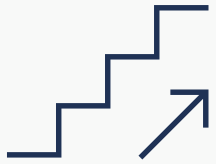
Building facilities to support staff wellbeing and operational efficiency.



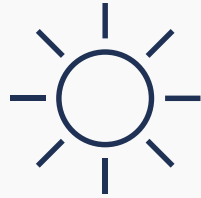
Amenity highlights

- Manned feature reception and clear arrival sequence.
- Passenger lifts serving all office floors and basement car park.
- Client/staff & accessible toilets, two showers and changing facilities located on the 2nd Floor.
- Open floor and split core configuration allows for flexible design to create breakout, tea points and occupier-branded workplace zones.
- Secure bicycle racks in the basement & storage areas available.
- 10 car parking spaces available with additional available within close proximity (further details upon request).

Flexible, modern and occupier-focused floorplates



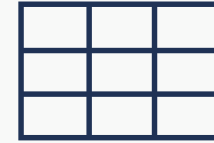
Feature entrance & full height glass stairwell



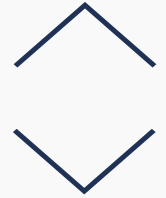
360-degree natural daylight throughout



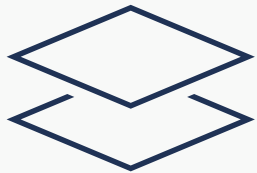
LED Lighting throughout



Suspended metal tile ceiling system



Floor to ceiling heights of over 2.6m



175mm clear raised floor access



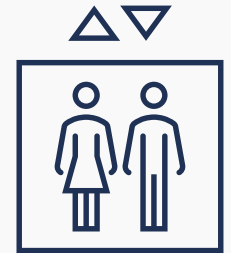
VRV Air-conditioning system



On-site manned reception desk



Internal & external building CCTV systems



3x10 person capacity lifts servicing all floors

A full-floor office proposition

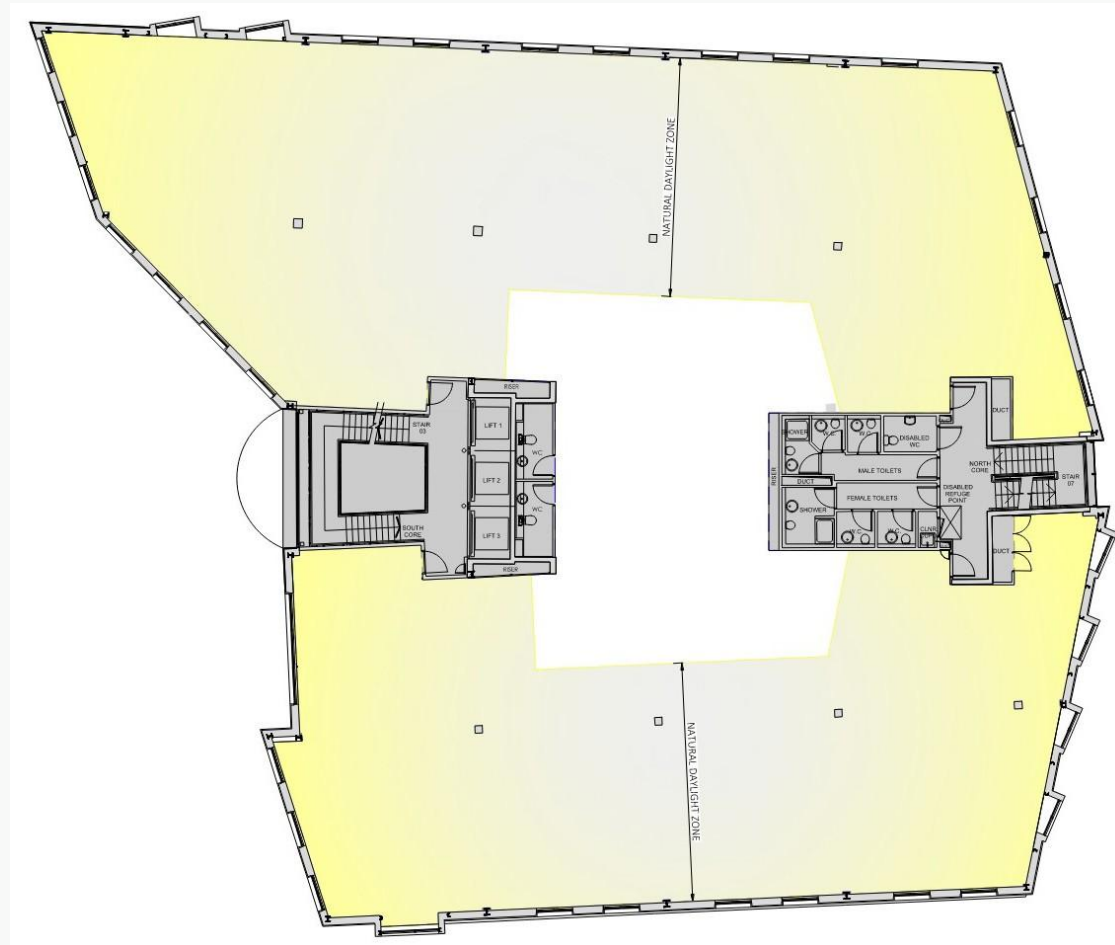
Large, efficient floorplate with the flexibility to support a range of workplace strategies & configurations.

2nd Floor

11,498 sq ft

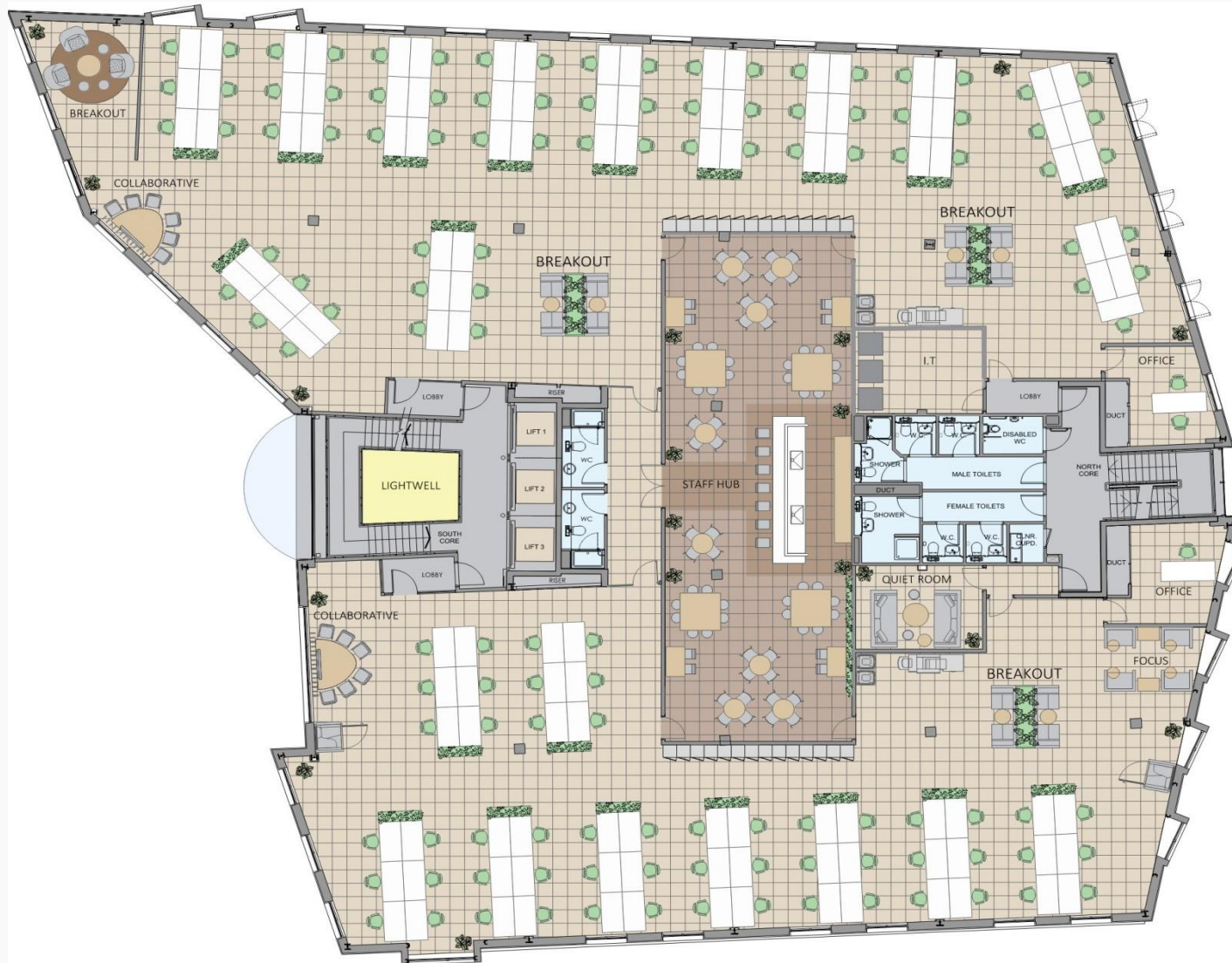
*NIA Basis

- Single or split floor leasing opportunity within a recognised central office building.
- Opportunity to create a high-quality CAT B workplace supported by modern services infrastructure.
- Regular floorplate capable of open plan, meeting, collaboration and support uses.
- Served by two stair cores, with lift and vertical circulation flexibility.



Plan not to scale & provided for indicative purposes only.

Example High-Occupancy Test To Fit Plan



High occupancy test to fit plan proposed accommodation breakdown:

127 Desks

11,498 sq ft (1,068 sq m)

- Open Plan Office – 125 Desks
- Cellular Office - 2 (1 Desk each)
- Staff Hub
- Break Out Zones – 4
- Collaboration Zones – 2
- Focus Area
- Quiet Room
- IT Room

Test to fit plan provided to illustrate high density whole floor occupancy capacity. Lower density test to fit plan can be provided upon request. Plan provided for indicative purposes only & not to scale.

Further Information

Availability:

The office floor is available from **Q3 2027**, following a program of CAT A works. The floor is available as a whole, however the landlord may consider a split floor arrangement. Further information on rental and lease terms are available upon request.

Car Parking:

10 parking spaces are available as part of the letting of this office floor at an additional rental rate.

Service Charge, TRP & Rates:

An incoming tenant will be liable for the office floor's apportionment of the Service Charge, TRP, Occupier Rates and all other outgoings associated with occupation of the office floor.

Legal:

All terms are subject to contract. Each party will be responsible for their associated legal fees in relation to the letting of the office floor.



Royal Chambers

2nd Floor Premium Office Opportunity To Let

Leasing Contacts



Evan Whitson

+44 (0) 1481 723375

+44 (0) 7797 724043

evan.whitson@d2re.co.uk



Suite 1, Carinthia House, 9 – 12 The Grange, St Peter Port, Guernsey, GY1 2QJ
www.d2re.co.uk



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August 2026