

To Let


Park Court Offices

St Peter Port, Guernsey

ROCK



Offices available as a whole or floor by floor

 From £26,812 – £104,401 pa

 4,286 sqft

Property Features

Available as a whole or on a floor-by-floor basis

Modern self-contained offices

Air conditioned and LED Lighting

10 Parking Spaces

Garden Terrace



Modern Town Centre Offices with Parking

Location

The property is situated just off La Rue du Pre in Park Street, close to Trinity Square.

Property

The property has three floors of offices and a car park on the ground floor, the accommodation is fully air-conditioned and there are ladies and gents' toilets on each floor, as well as a shower on the ground floor. Each floor has its own drinks station. From the top floor there is a door with access to the terraced garden which has rooftop views of the islands.

Ground Floor

Parking for 10 cars, the first row is clear then there are two further rows. There is a shower room for use of all of the building.

To the left of the building there is an entrance and stairs leading to all floors.

First Floor 1,550 sq ft

Open plan with two offices at the front and a drinks station, access to the Ladies and Gents toilets.

Second Floor 1,650 sq ft

Open plan with board room office and kitchen/breakout room plus access to Ladies and Gents toilets.

Third Floor 1,086 sq ft

Open plan under a pitched roof, glass partitioned office, kitchen area and door to the terraced garden





First Floor Rent 1,550 sq ft, £33,765 + 4 Parking Spaces £4,725 + Expenses £18,925, Total £57,415

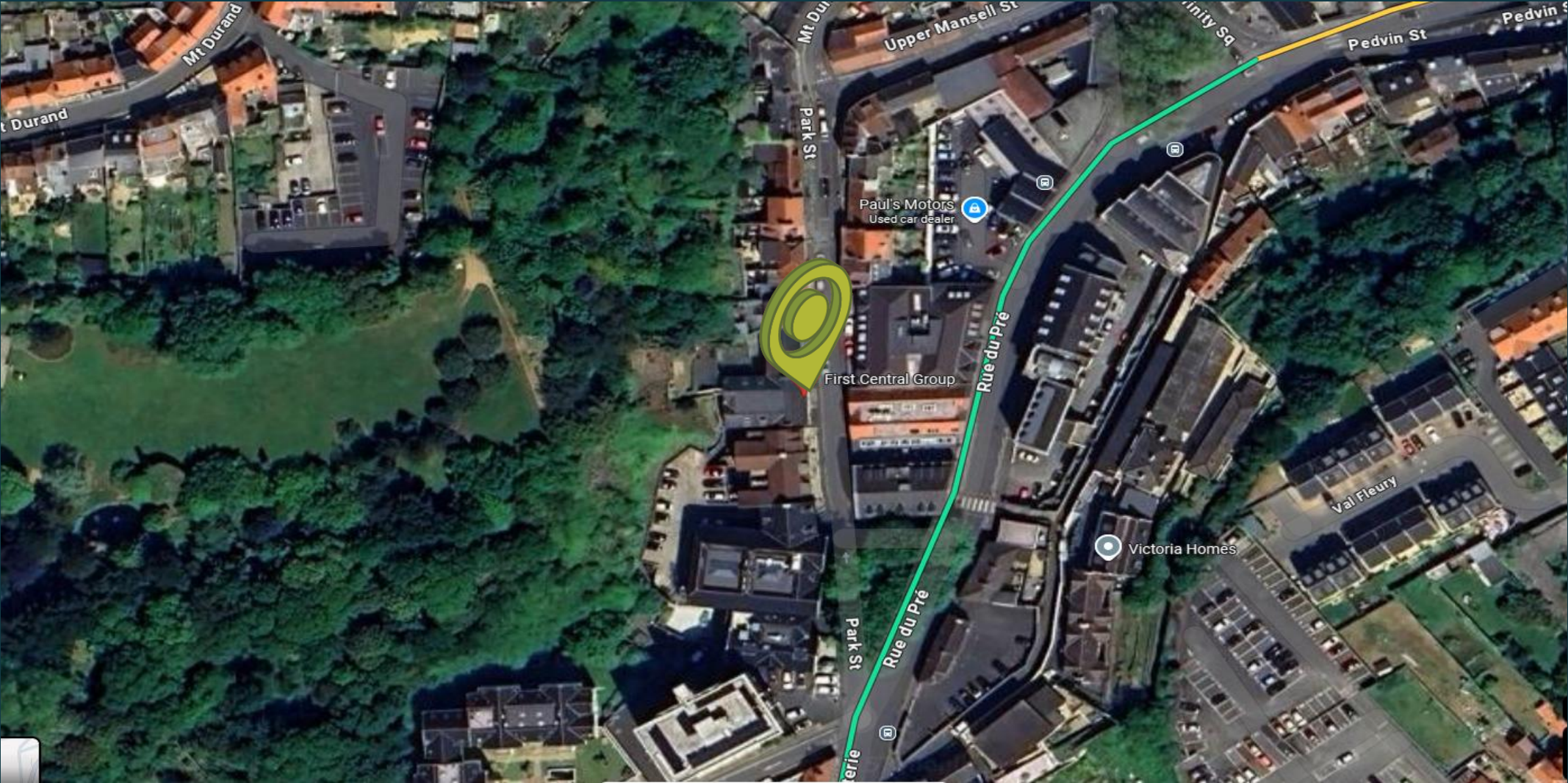
Second Floor 1,650 sq ft, £35,950 + 3 Parking Spaces £3,150 + Expenses £20,150, Total £59,250

Third Floor 1,086 sq ft, £23,661.50 + 3 Parking Spaces £3,150 + Expenses £13,262.06, Total £40,073

Expenses = TRP, Service Charge, Insurance, Parish Rates

Location

Park Court Offices, Park Street, St Peter Port



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:



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