



To Let

Suite 1, 2 Grange Place, The Grange

St Peter Port,
Guernsey

Modern Offices with parking on the edge of the Town Centre

 £23,800 pa

 882 sqft

Property Features

- Open plan office
- Furnished boardroom
- Parking for 2 cars
- Air conditioned
- Dedicated kitchen



Modern first floor office with parking

Location

The property is located on The Grange, a main arterial route into the town centre which is within easy walking distance. There are several offices, trusts and fund companies located in the immediate area.

Accommodation

2 Grange Place is a period property which has been fully modernised and extended to provide Grade A office accommodation with air conditioning, raised access flooring and lift.

Suite 1 is accessed by stairs from the ground floor and a lift. It has a furnished boardroom, director's office, kitchen and open plan work area.

In addition, there is parking for 2 cars.

Rent

The quoting rent for the office is £23,800 per annum and £3,000 per annum per car parking space.

Tenancy

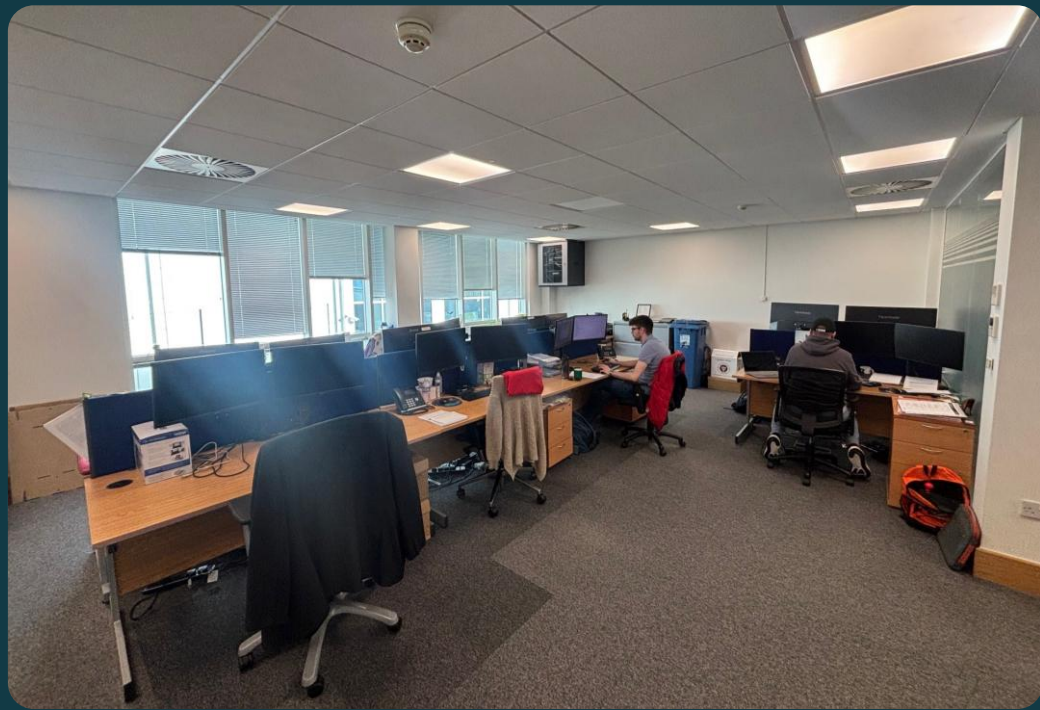
Flexible lease terms are available immediately by negotiation.

Service Charge

In addition to the annual rent, a service charge c. £9 per sq ft is payable. The tenant will also be responsible for TRP, Insurance and Utilities.

Legal Costs

Each party to bear their own legal costs and any other costs associated with letting this office.





Location

Suite 1, 2 Grange Place, The Grange, 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:



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.