

To Let


1 & 2 Norman House


South Esplanade, St Peter Port,
Guernsey

ROCK



Two small offices with outstanding sea views

 £20,531 pa

 466 sqft

Property Features

- Outstanding town centre location
- Stunning sea views over Castle Cornet, the Harbour and the Islands
- 1st floor office space
- Compact open plan accommodation
- Plenty of parking options in the immediate vicinity
- Available individually or as a pair



Two offices with great sea views

LOCATION

The property is located on South Esplanade, where there are a number of notable occupiers including; UBS, The International Stock Exchange, Walkers and Network Insurance. It's waterfront position makes it popular as well as it's accessibility adjacent to the bus terminus and in proximity to a variety of short- and long-term parking options.

DESCRIPTION

Norman House is a two-storey mixed-use building. The available offices are located on the 1st floor of the building above the popular Coco's café/restaurant. It comprises suite 1 and 2 out of 4 suites in total and is accessed via a separate pedestrian entrance. The suite itself is open plan with a light and sunny aspect and outstanding views over the sea and the Islands. It is carpeted, double glazed and has shared kitchen and WC facilities.

RENT

The quoting rent for both offices is £20,531.32 per annum.

SERVICE CHARGE

In addition to the annual rent there is a modest service charge payable, further information is available on request.

PARKING

This office has no demised parking spaces. However, there are numerous 1,2 and 10 hour parking options immediately outside and in close proximity to Norman House.

AVAILABILITY

The offices are available to rent immediately on flexible terms.

TENURE

Leasehold – the premises are 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.



Location

1 & 2 Norman House, South Esplanade, 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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