

To Let


# Suite 3B, Albert House

South Esplanade, St Peter Port,  
Guernsey

**ROCK**



# A fully fitted office with outstanding sea views

 EPOA

 1,453 sqft

## Property Features

Outstanding town centre location

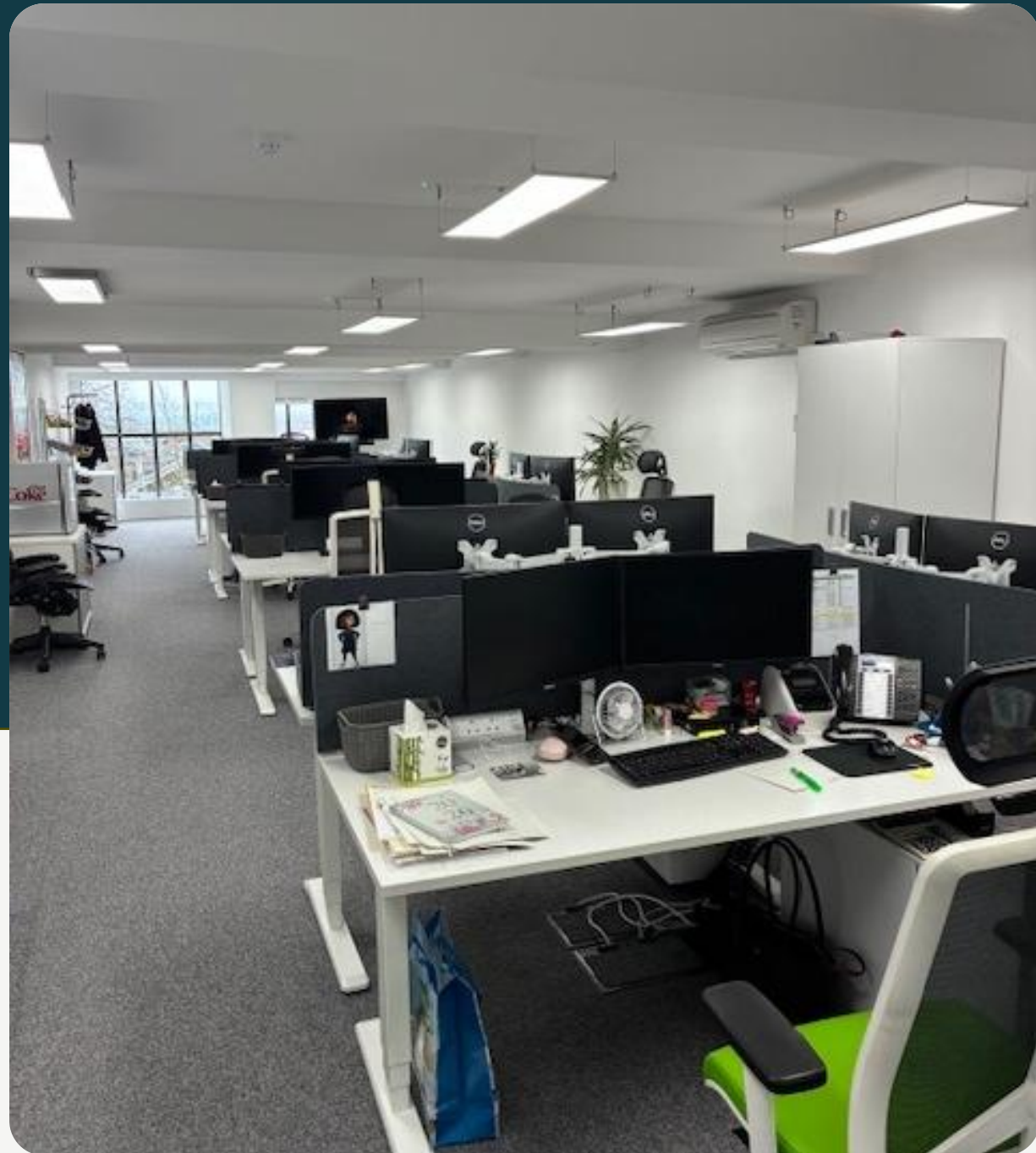
Stunning sea views over Castle Cornet, the Harbour and the Islands

2<sup>nd</sup> floor office space

Well specified open plan accommodation

Plenty of parking options in the immediate vicinity

Available immediately



# A well specified self-contained office with great sea views

## LOCATION

The property is prominently 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 for its accessibility adjacent to the bus terminus and in proximity to a variety of short-term and long-term parking options. The High Street is a short walk away and nearby restaurants include Coco's, The Slaughterhouse and Pier 17.

## DESCRIPTION

Albert House is a four storey mixed-use building and the available offices are located on the 2<sup>nd</sup> floor of the building. The entrance to Albert House has recently been refurbished and communal facilities include bike racks and showers. There is a lift providing access to the upper floors and a separate entrance to the rear from

Coupee Lane.

The office itself is open plan with a light and sunny aspect and outstanding views over the sea and the Islands. It has raised access floors, LED lighting, air-conditioning and its own Board Room and kitchenette.

The office is fully-fitted and all the furniture can remain subject to separate negotiation.

## RENT

The quoting rent for the office is available on application.

## 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,

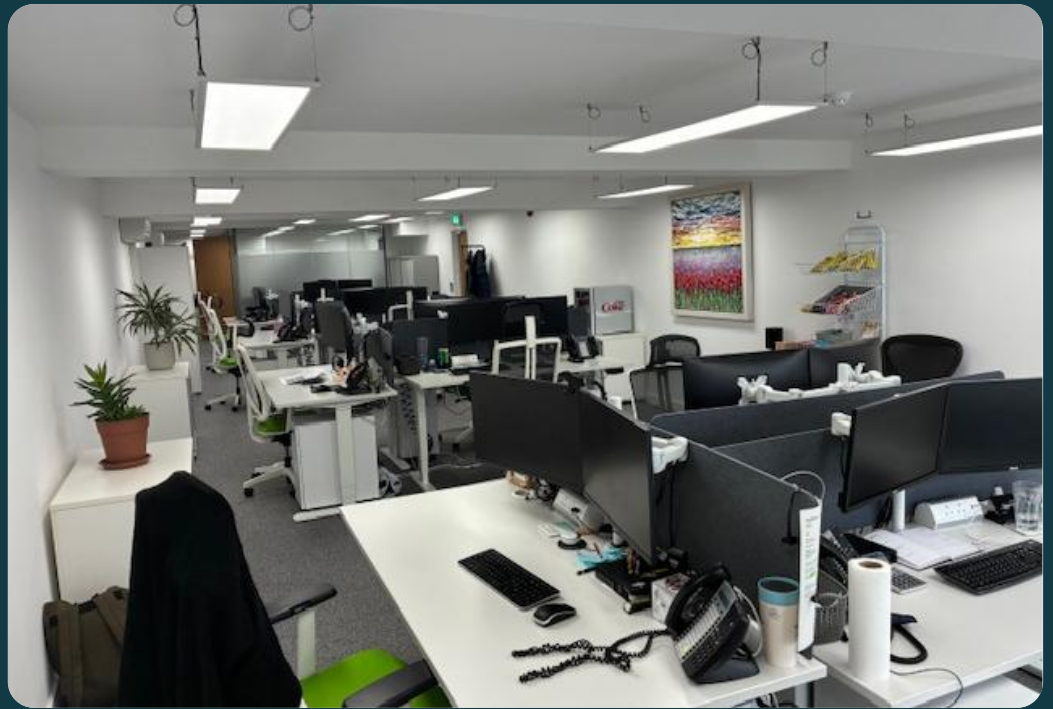
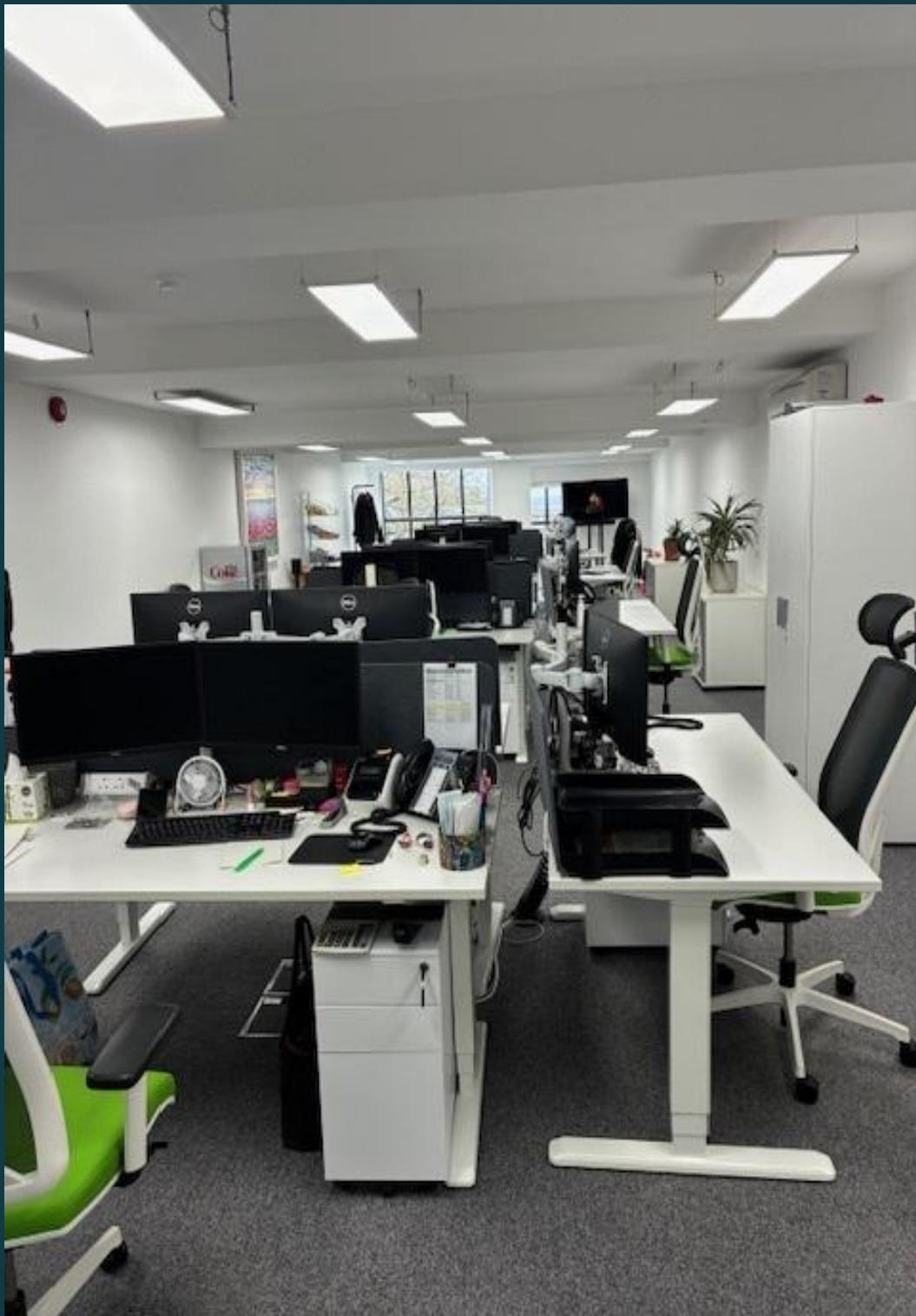
2 and 10 hour parking options immediately outside and in close proximity to Albert House.

## AVAILABILITY

The offices are available to rent immediately by way of assignment from the existing tenant who has a lease expiry on 31<sup>st</sup> December 2030 and a break option on 31<sup>st</sup> December 2027 providing great flexibility for an incoming occupier. There is also an opportunity to negotiate direct with the landlord for a longer lease.

## LEGAL COSTS

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





# Location

Suite 3B, Albert 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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