

# 10 LEFEBVRE STREET

St Peter Port, Guernsey



The first floor of 10 Lefebvre Street is available to let. It comprises open plan office accommodation, a filing room, meeting room, board room and reception area, as well as a further 177 sq ft of basement storage space. With the benefit of sea views and nearby public parking, this is a very convenient central location.

## Key Highlights

- Approximately 1,693 sq ft
- Sea views
- Central location
- Asking rent on application

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## Location

The office is located in the town centre of St Peter Port, a short walk away from the High Street and main financial centre. Neighbouring occupiers include Walkers, Bank Julius Baer and the Royal Court. It has the benefit of nearby public parking and all the shopping and restaurant facilities that town provides.

## Description And Accommodation

The first floor offices are approximately 1,693 sq ft. They comprise of open plan accommodation that has been split to create a filing room, meeting room, board room and a reception area. There is a further 177 sq ft of storage space in the basement, and access to the communal WCs and shared lift.

The premises is fitted with carpets throughout. The open plan office is fitted with floor boxes and fixed lighting, the meeting and board rooms have recessed spot lighting and the reception is fitted with directional halogen lights.

## Lease Terms & Rental Terms

The first floor offices are available via a new lease direct with the landlord. The lease will be held on internal repairing and insuring terms and subject to a service charge.

## Rent

Details of rent are available on application.

## Legal Costs

Each party to be responsible for their own legal costs.

## VIEWING

By appointment with Savills commercial.



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## Contact

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