

# **BROOK HOUSE, LA ROUTE DES CAMPS**

St Martin, Guernsey



Brook House comprises a substantial office building located in the centre of St Martin's village opposite the junction with Old Mill Road. The building is offered for sale freehold with the benefit of the existing occupational leases. It provides modern office accommodation arranged over ground and three upper floors and the freehold includes 10 parking spaces adjacent to the building. The building will be of interest to investors and owner occupiers.

## **Key Highlights**

- Approximately 4,565 sq ft of net lettable accommodation
- Two co-terminus leases with the same head tenant are in place to 31st December 2020
- Passing rent £136,346 p.a.
- 10 parking spaces
- Price on application

## Location

The property is located on the north side of Les Camps in St Martin, Guernsey. The building adjoins Anson Court which also comprises offices and other neighbouring uses include the large Co-Op Supermarché on the south side of Grande Rue, St Martin's Garage, George, M&S and Manor Stores. The location offers an out of town position whilst only a short distance from St Peter Port town centre.

## Description And Accommodation

Brook House comprises four floors of office accommodation accessed off a main stair core with a secure entrance on each level and WC and kitchen facilities. The accommodation and approximate floor areas can be summarised as follows:

- Gnd** - Open plan office with WCs - 1,147 ft<sup>2</sup>
- 1st** - Open plan office, WCs, kitchen - 1,147 ft<sup>2</sup>
- 2nd** - Two partitioned offices, WCs, kitchen - 1,147 ft<sup>2</sup>
- 3rd** - Mainly open plan office, kitchen - 1,124 ft<sup>2</sup>
- Total** - 4,565 ft<sup>2</sup>

## Specification

Each floor is fitted with suspended ceilings and recessed, fluorescent lighting. The offices have good ceiling heights, excellent natural light and perimeter trunking for power and IT cabling. The top floor has a large, glazed gable window providing excellent views to the north-east.

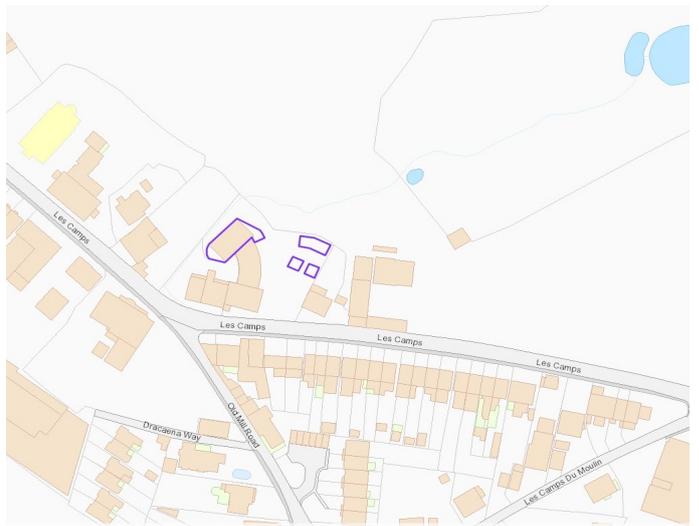
The building is of modern, blockwork construction and is low maintenance with sliding sash, double glazed windows.

The property is accessed off Les Camps and across the car park which is tarmac and has 10 delineated spaces for the Brook House.

## Leases

The building is let to IQ-EQ (previously First Names (Guernsey) Ltd. IQ-EQ have two leases which are co-terminus expiring 31st December 2020 and are in modern form based on FRI terms.

The first lease dated 20th September 2005 demises the ground floor and first floor plus 5 car parking spaces to the Tenant. The second lease dated 10th August 2009 demises the second and third floors plus a further 5 car spaces.



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## Rent

The gross annual rent payable under the two head leases is currently £136,346 per annum. This covers the rent for the offices and the 10 car parking spaces. The rent is payable quarterly in advance.

## Legal Costs

Each party will be responsible for their own legal costs.

## Availability

Subject to contract, the property is available on completion of usual legal and due diligence procedures.

## Price

Price on application.

## Viewing

Strictly by appointment only with the owner's Sole Agent Savills.

Please contact Terry Gardiner for further details or to arrange a viewing



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## Contact

**Terry Gardiner**

+44 (0) 1481 742280

Terry.Gardiner@savills.gg

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