

# Upper Floor, Unit 8, Market Buildings

Fountain Street, St Peter Port, Guernsey

Unique Town Office

Rent Upon Application



Total Space  
**2,804 Sq Ft**

West Unit  
**1,673 Sq Ft**

East Unit  
**1,131 Sq Ft**

Accommodation  
**Two Open Plan Units Well Presented**

Specification  
**Well Presented**

Ceiling  
**Vaulted with Timber**

Unit 8 offers predominantly open plan office accommodation arranged over two rooms together with a mezzanine office and cellular offices / meeting rooms. It has a stunning vaulted ceiling,

stained glass windows and is centrally positioned in St Peter Port's town.

## LOCATION

The Upper Floor of Unit 8 is located within the Market Buildings, in the centre of St Peter Port. It sits towards the southern end of Fountain Street which is in close proximity to the Albert Pier Public Car Park, High Street and the main retail area.

Other occupiers in the vicinity include The Guernsey Registry, Law Officers of the Crown, Cherry Godfrey and The Digital Greenhouse.



## DESCRIPTION

The Upper Floor of Unit 8 can either be accessed via a dedicated stairwell serving the premises from the Inner Street or a communal lobby and stairwell which is off Fountain Street. From the Fountain Street entrance, there is also a passenger lift which serves each floor of the building.

The premises is located on the fifth level of the building and is arranged over two offices. Both have an impressive vaulted ceiling and stained glass windows with stunning views over St Peter Port's harbour and Castle Cornet. It is also fitted with wood effect flooring, ceiling hung office lighting, air conditioning and raised access flooring.

The two offices are interconnected by an impressive walkway with glass balustrades overlooking the Inner Street.

Although offered in predominantly an open plan layout, the premises also has cellular meeting rooms / offices.

It also has its own dedicated WCs and shower facilities.

## ACCOMMODATION

The premises provides approximately 2,804 sq ft of office accommodation.

| Location     | Area (sq ft) |
|--------------|--------------|
| West Unit    | 1,673        |
| East Unit    | 1,131        |
| <b>Total</b> | <b>2,804</b> |

The premises is available to rent as a whole or the units can be let individually.

## TENURE

Leasehold.

The premises is available to rent by way of an assignment of an existing lease up to 31 December 2027 or by way of a sublease with the existing tenant.

## RENT

The rent for the premises is available upon application.

In addition to the rent the tenant shall also pay the service charge, tax on real property, parish rates, building insurance and utilities associated with the premises.

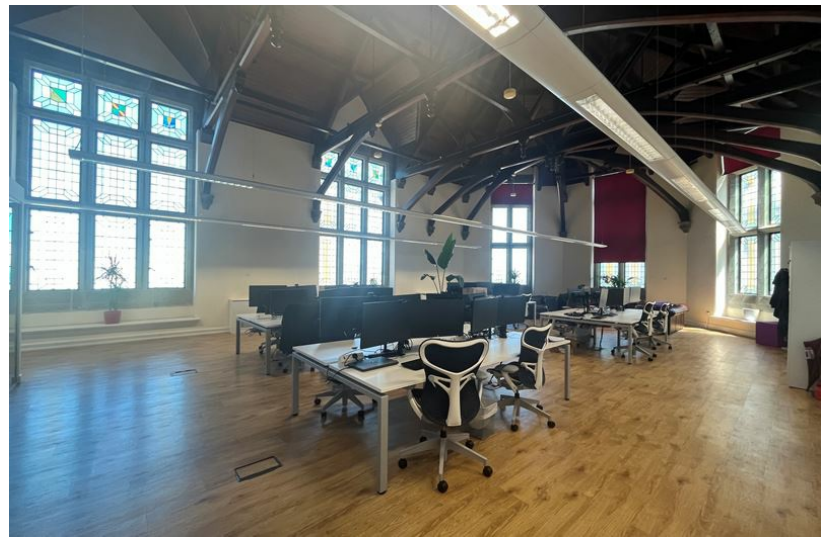
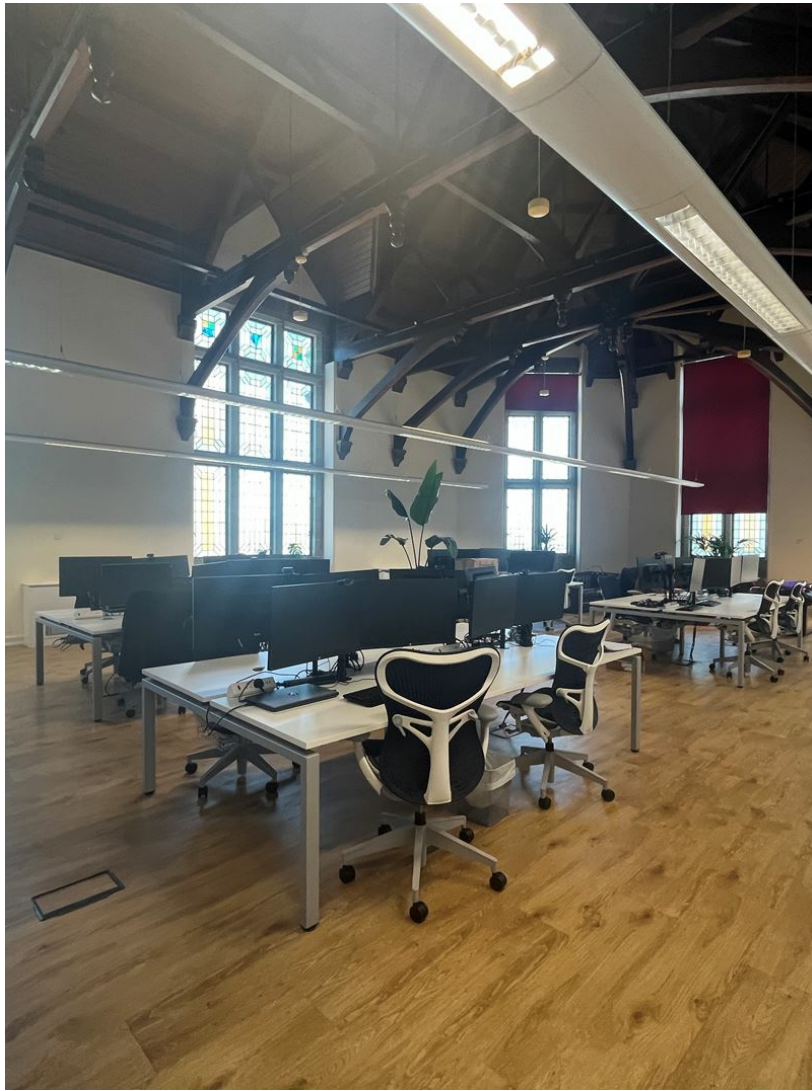
## **AVAILABLE**

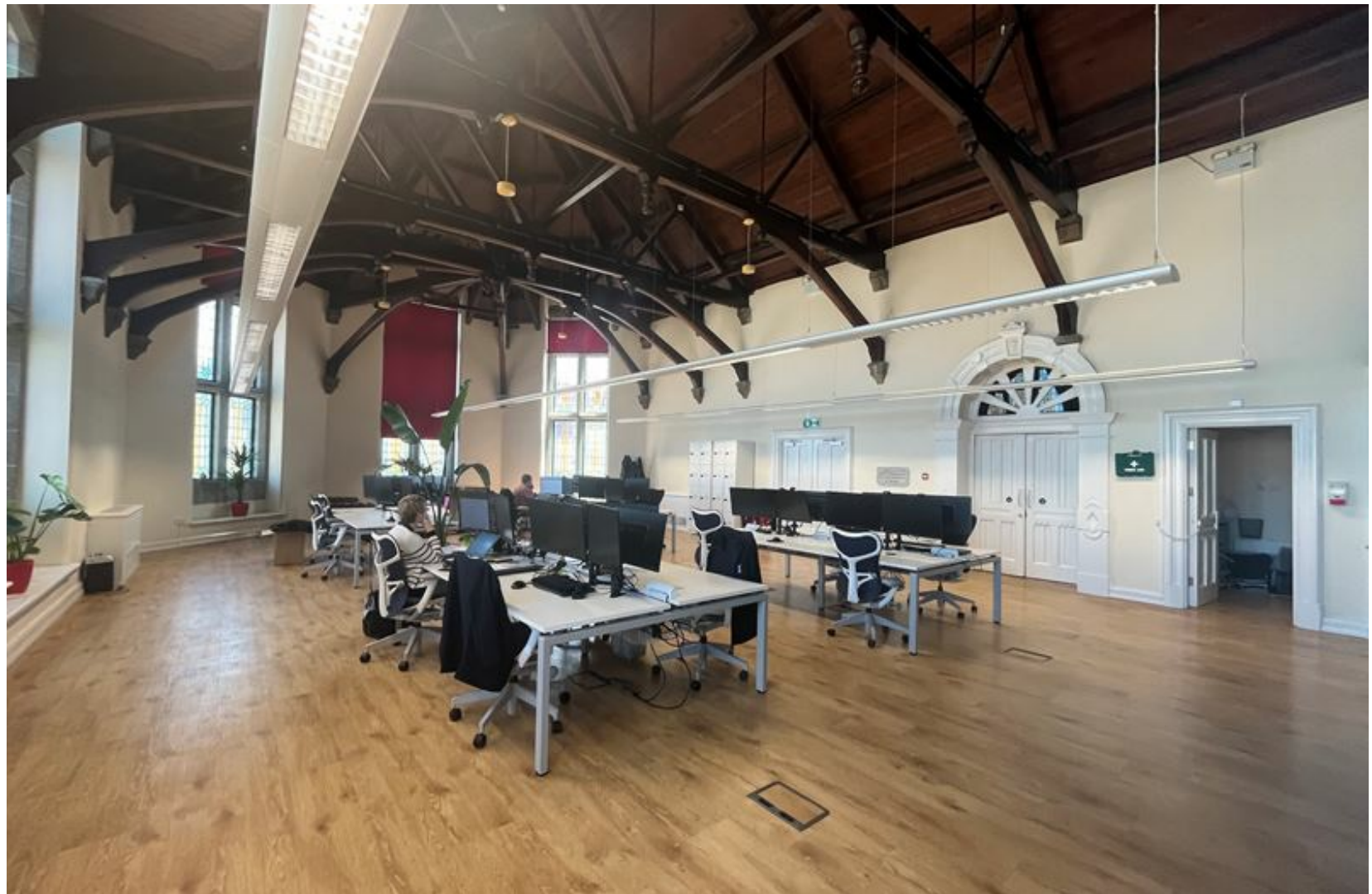
The premises is available to rent immediately.

## **LEGALS**

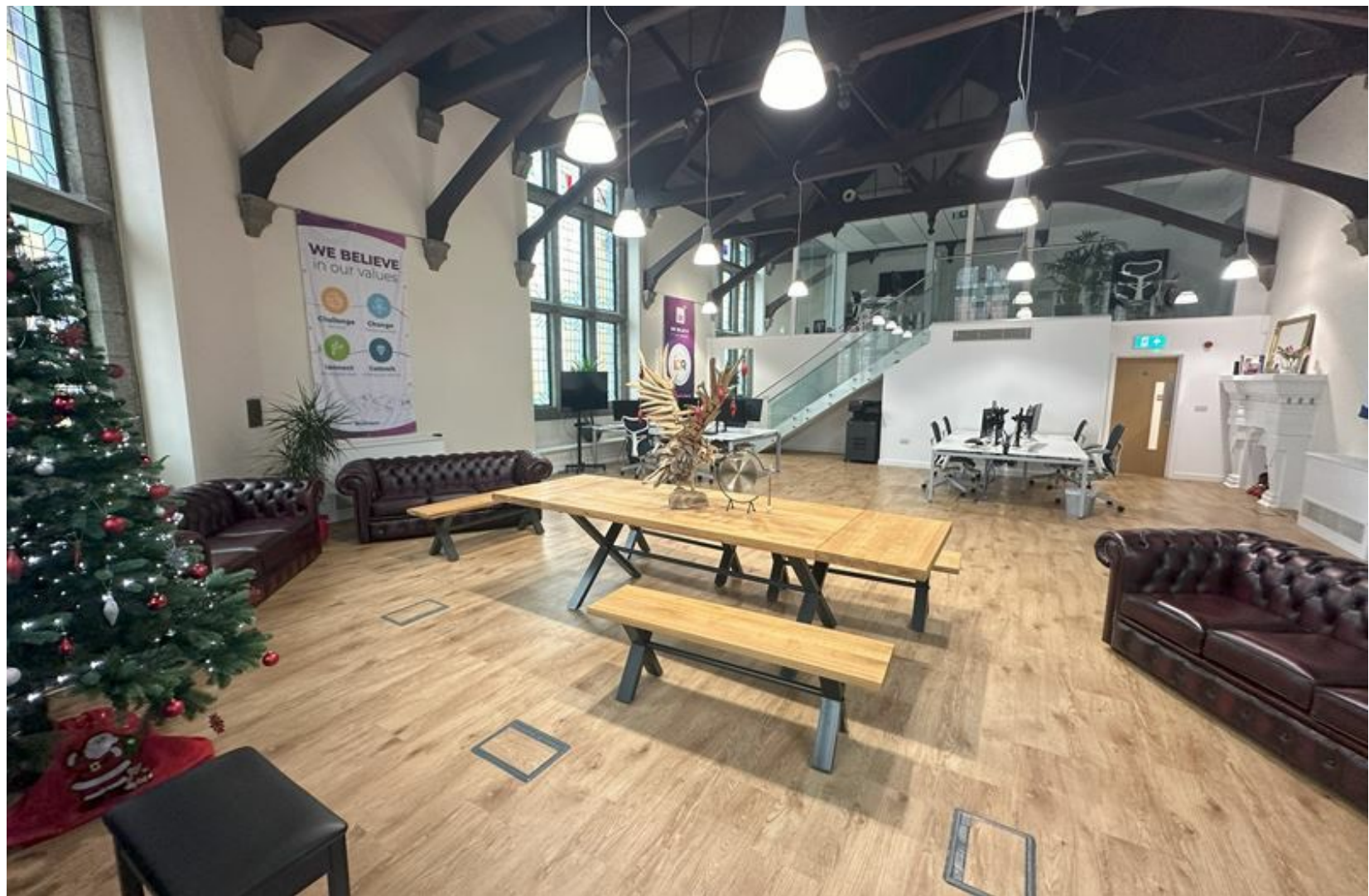
All terms are subject to contract.

Each party shall bear their own legal costs in connection with this transaction.









## Our Services

Watts Property Consultants are able to offer the full range of commercial property services to meet clients' requirements.



### Building Consultancy

Our Building Consultancy Team offers a broad range of building surveying services, including project management, defect analysis, dilapidations and interior fit outs on all property types.

### Lease Consultancy

Our Lease Consultancy Department includes an expert team to deal with all manner of landlord and tenant matters.

FURTHER  
INFORMATION  
& VIEWING

**Wing Lai**

MRICS | RICS Registered Valuer  
T: 01481 740071 M: 07781 412578  
E: wing.lai@watts.property

**Joanna Watts**

MA Cantab MRICS | RICS Registered Valuer  
T: 01481 740071 M: 07781 130686  
E: jo.watts@watts.property

Every care is taken in the preparation of these particulars, however, Watts Property Consultants Ltd nor its agents nor the vendor are responsible for any errors, omissions or mis-statements contained within them. They do not constitute an offer or contract and no employee of Watts & Co Ltd has the authority to make or give any representation, or warranty in relation to this property. Prospective purchasers and/or tenants should conduct their own investigation before making any agreement to purchase or lease this property. Measurements are given for guidance purposes only and are approximate.