

## Suite 2, Tower Hill House, Le Bordage, St Peter Port Office/Retail & Archive Space To Let



This large ground floor unit and separate secure archive/storage area within Tower Hill House is available to let. The unit benefits from office or retail use and has recently been refurbished to a high standard. Car parking spaces are available to rent with the office space and these are situated in the private car park to the rear of the unit.

- Approximately 1,139 sq.ft. of office or retail.
- Archive/storage area of 859 sq.ft. also available.
- Newly refurbished to a high standard.
- New lease terms available.
- Full details on application.

Please contact Terry Gardiner or  
Nick Renny

## Suite 2, Tower Hill House, Le Bordage, St Peter Port Office/Retail & Archive Space To Let

**LOCATION:** The premises are situated on the corner of Le Bordage and Tower Hill, with the car parking area at the rear accessed from Pedvin Street.

**DESCRIPTION AND ACCOMMODATION:** These ground floor office or retail premises have two separate entrances, one directly from Le Bordage and a second from the communal entrance into Tower Hill House. The space is open plan and provides a bright and airy environment.

The accommodation extends to 1,139 sq. ft. and has recently been refurbished by the Landlord with new suspended ceilings, lighting and full redecoration and includes heating and air cooling. There is a kitchenette within the premises and a private WC.

The archive storage is located just below car park in a fully tanked secure area. It is a purpose built store finished to a high specification with de-humidifiers, heating, air conditioning, carpeting and suspended ceilings with reflector lighting. The unit is approximately 859 sq.ft.

**LEASE TERMS:** The premises are offered on new flexible leases and the Landlord is willing to discuss terms to suit the incoming Tenant.

**RENTS & SERVICE CHARGES:** Full details of the office, retail, car park and archive rents are available on application.

**SERVICES:** We understand from the Landlord that the building is connected to mains water, electricity and drainage. There is a communal service charge payable by way of a contribution towards the up keep of the common parts.

**POSSESSION:** Vacant possession by arrangement on completion of legal formalities and subject to landlord's consent.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.



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