

Albert House

Suite 3A North, 2nd Floor

Albert House is prominently situated on South Esplanade, in a waterfront position within St Peter Port, Guernsey.

“The coolest
office suite in
Guernsey”





Location

Albert House is perfectly situated on South Esplanade directly opposite Albert Marina in St Peter Port town centre.

The offices have outstanding views over the waterfront, Castle Cornet and the Islands of Herm and Sark beyond.

The town bus terminus is adjacent to Albert House and there are numerous short and long term public parking options immediately outside and along both Castle Pier, Albert Pier and South Esplanade.





Office design and build by POS

Situation

There is a surrounding mix of commercial uses including offices, leisure and retail.

Nearby restaurants include Coco's Brasserie, The Slaughterhouse, Pier 17 and The Thai Terrace.

All the amenities of the town centre are a short walk away.



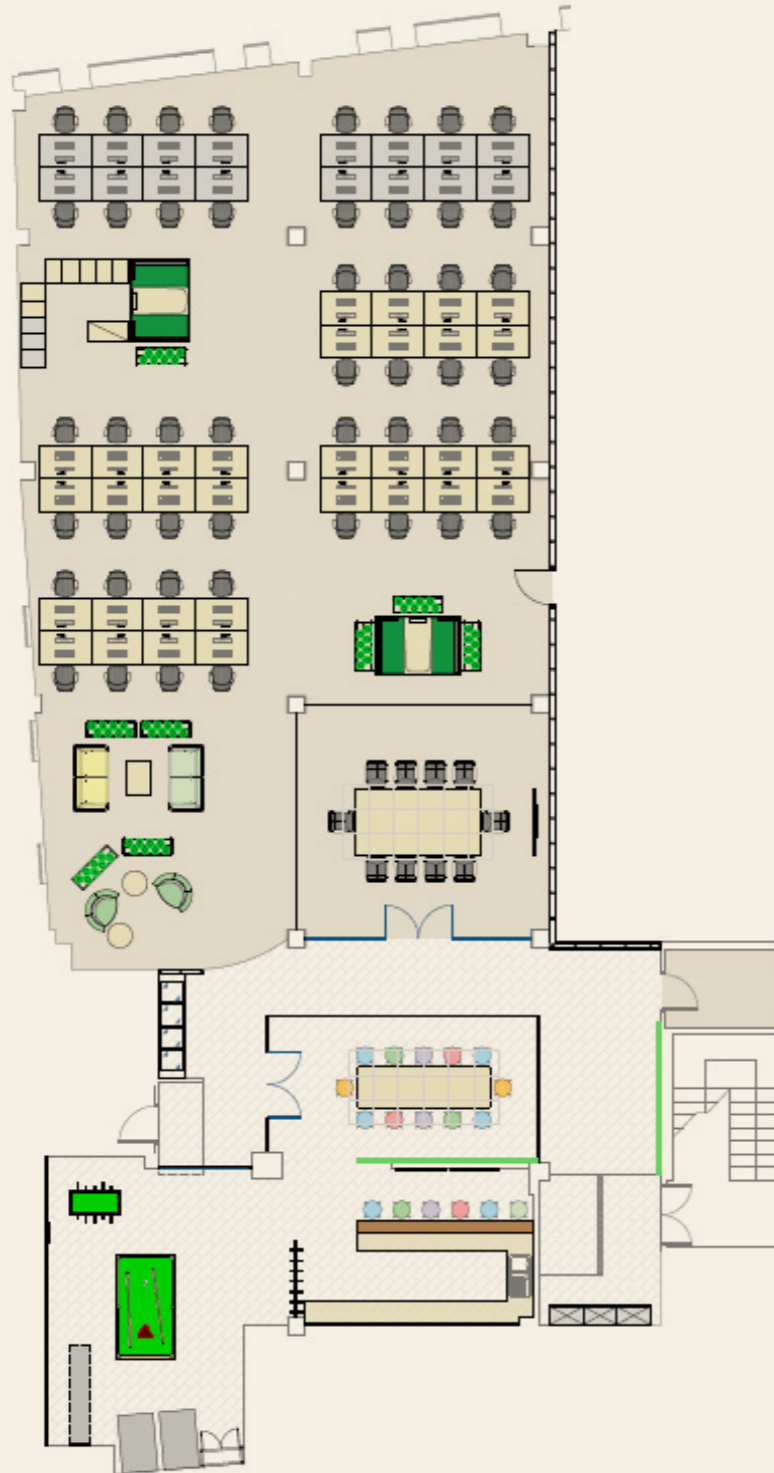
Accommodation

The 2nd floor office provides 4,295 sq ft of high quality office space.

Originally designed and refurbished by POS, a Guernsey-based specialist design and build company, it is highly regarded as the coolest office in Guernsey.

The space offers a custom design incorporating modern work trends and features. It provides a highly productive and compelling work environment with a balance of open areas for focused work and spaces to encourage collaboration and relaxation.

The floorplate remains flexible, benefits from good levels of natural light and has a generous floor to ceiling height.





Office design and build by P O S

BUILDING CREDENTIALS & AMENITIES

Albert House offers an impressive welcome as the Landlord has recently refurbished the entrance hall and common parts. A passenger lift provides access to all floors.

Parking is available for 2 cars within the building's dedicated car park.



The internal specification includes;

- ✦ Raised access floors
- ✦ LED Lighting
- ✦ Air-conditioning
- ✦ Communal WC's with showers
- ✦ Lift access
- ✦ 2 secure parking spaces
- ✦ Cycle storage



Office design and build by **POS**

Lease Terms

The property is available by way of an assignment of an existing lease which is due to expire on 13th December 2027 (longer terms may be available on request).

Rental terms are available on application including information on service charge, TRP and utilities.

Legals

All terms are subject to contract. Each party shall bear their own legal costs in connection with this transaction.





Office design and build by POS

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