



TRAFALGAR COURT WEST WING ADMIRAL PARK

81,624 SQ FT OF FLEXIBLE OFFICE SPACE

EXCEPTIONAL AMENITIES. UNRIVALLED VIEWS. BOLD VISION.



TRAFALGAR COURT WILL BE COMPLETELY TRANSFORMED TO INCLUDE A COMMUNAL GYM, FEATURE ATRIUM INCLUDING COMMUNAL MEETING & BREAK OUT SPACES AND COFFEE STATION AND HIGH QUALITY END OF TRIP FACILITIES. 81,624 SQ FT IS AVAILABLE, THAT PROVIDES SUITES FROM 1,665 SQ FT UP TO WHOLE SINGLE FLOOR PLATES RANGING FROM 9,700 SQ FT TO 27,800 SQ FT

[VIEW VIDEO LINK](#)



AMENITIES

FIRST IMPRESSIONS

Advanced, versatile environments have been created to encourage a multitude of work-related and social activities



Reception - CGI Representation

This CGI presented provides an indicative visual representation of the landlord's proposed refurbishment vision. As the project progresses through detailed feasibility, design and procurement stages, the final completed scheme, specification and finishes may differ from those illustrated.



AMENITIES



FEATURE ATRIUM

Atrium – CGI Representation

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Feature atrium including communal meeting and break out spaces and coffee station

AMENITIES

WELLBEING

New communal gym
is a phenomenal wellbeing
amenity for occupiers



Gym - CGI Representation

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AMENITIES

COMMUTER FACILITIES



Commuter Facilities - CGI Representation

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Numerous secure and covered cycle spaces, including cycle repair station



420 spaces in a purpose built multi-storey car park



Communal showers, vanity units, drying room and lockers

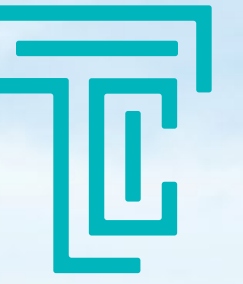


AMENITIES

SPECTACULAR VIEWS

Outstanding views
over Sark and Herm

Third & Fourth Floor Terraces

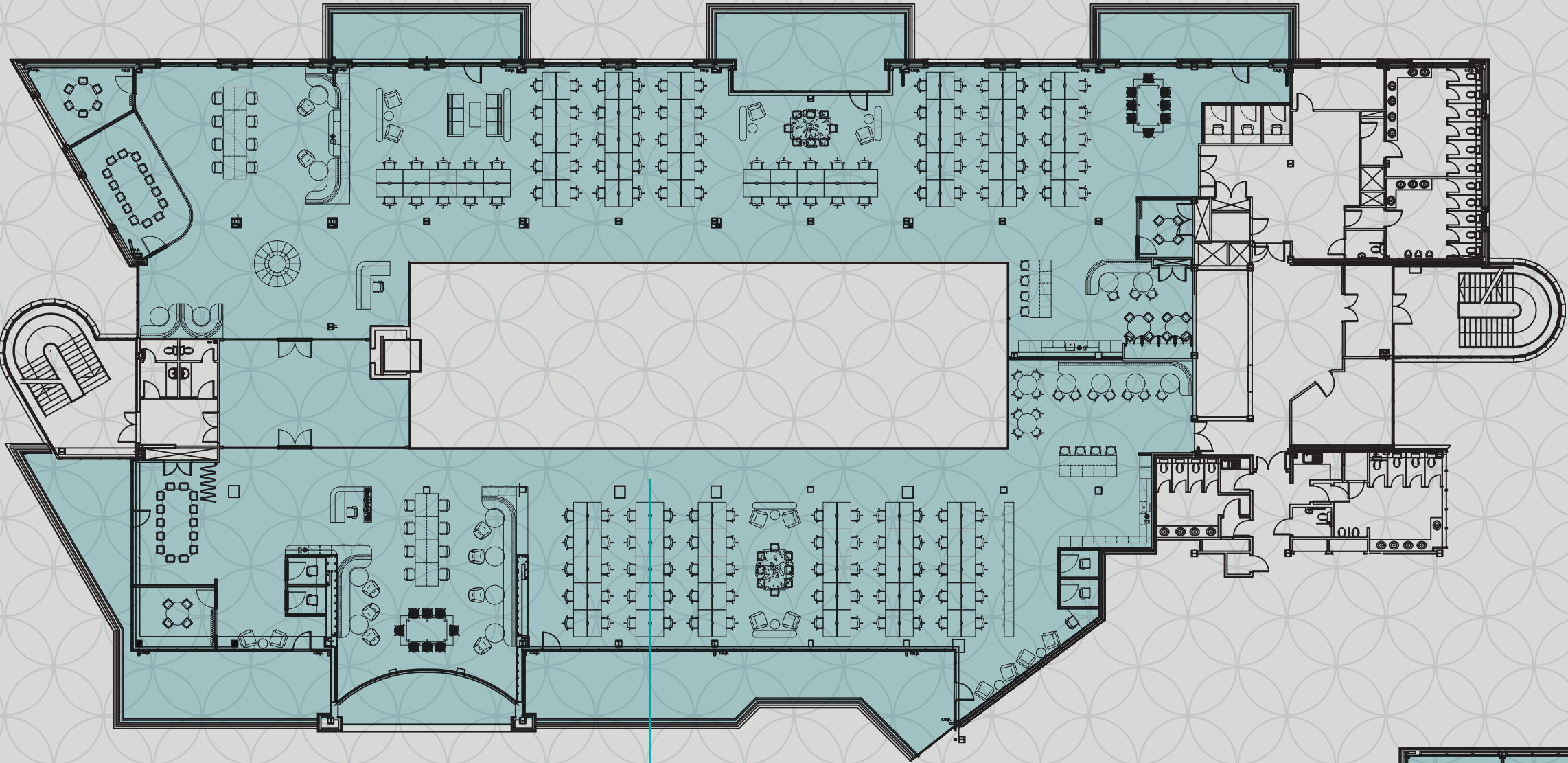


TRAFALGAR COURT / 07

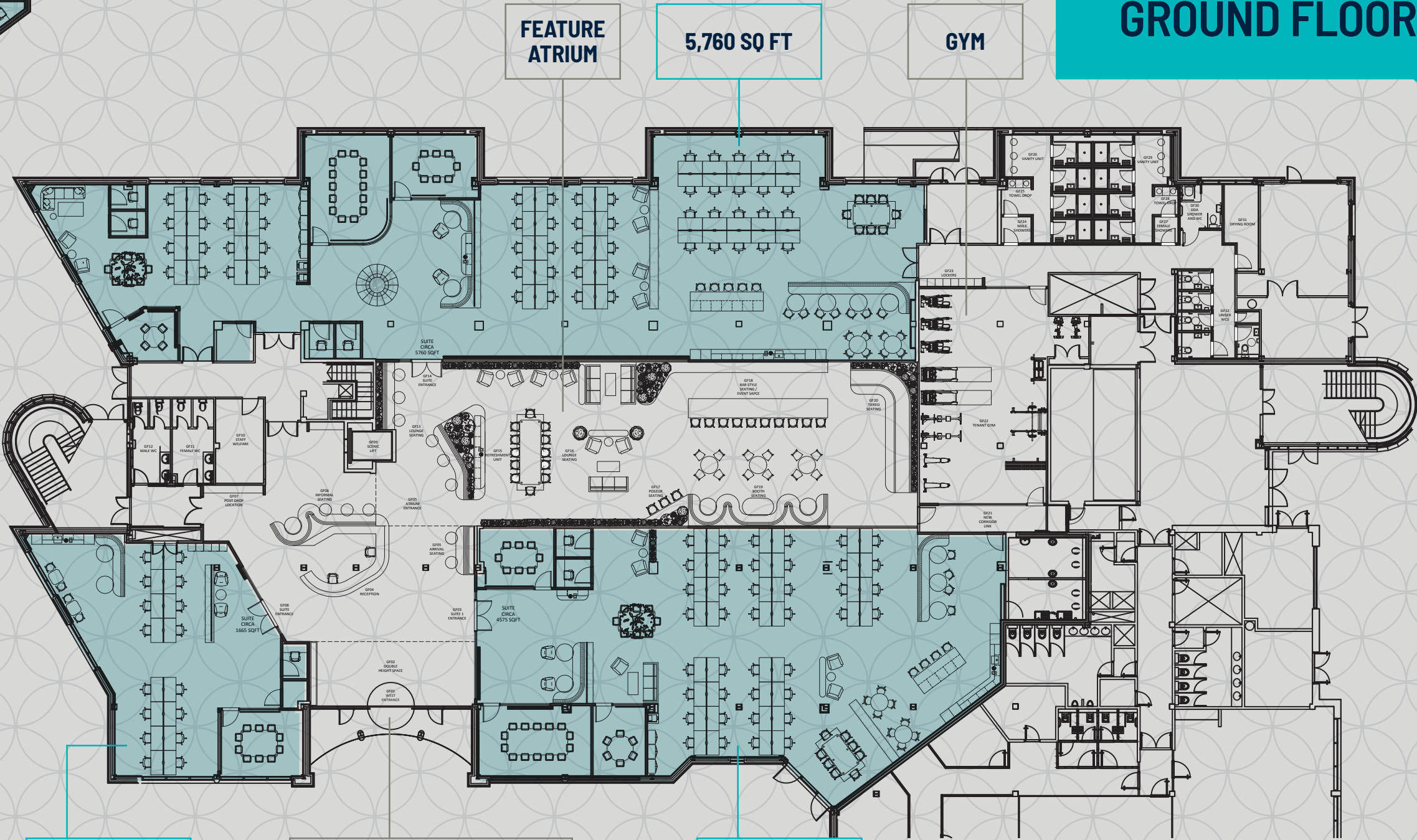
EXAMPLE TEST TO FIT PLANS



THIRD FLOOR



GROUND FLOOR



81,624 SQ FT WITH LARGE FLEXIBLE, OPEN PLAN FLOOR PLATES WITH SUITES FROM 1,665 TO 27,800 SQ FT. THIS IS TRULY UNIQUE IN THE CONTEXT OF THE LOCAL OFFICE SUPPLY.

STACKING PLAN



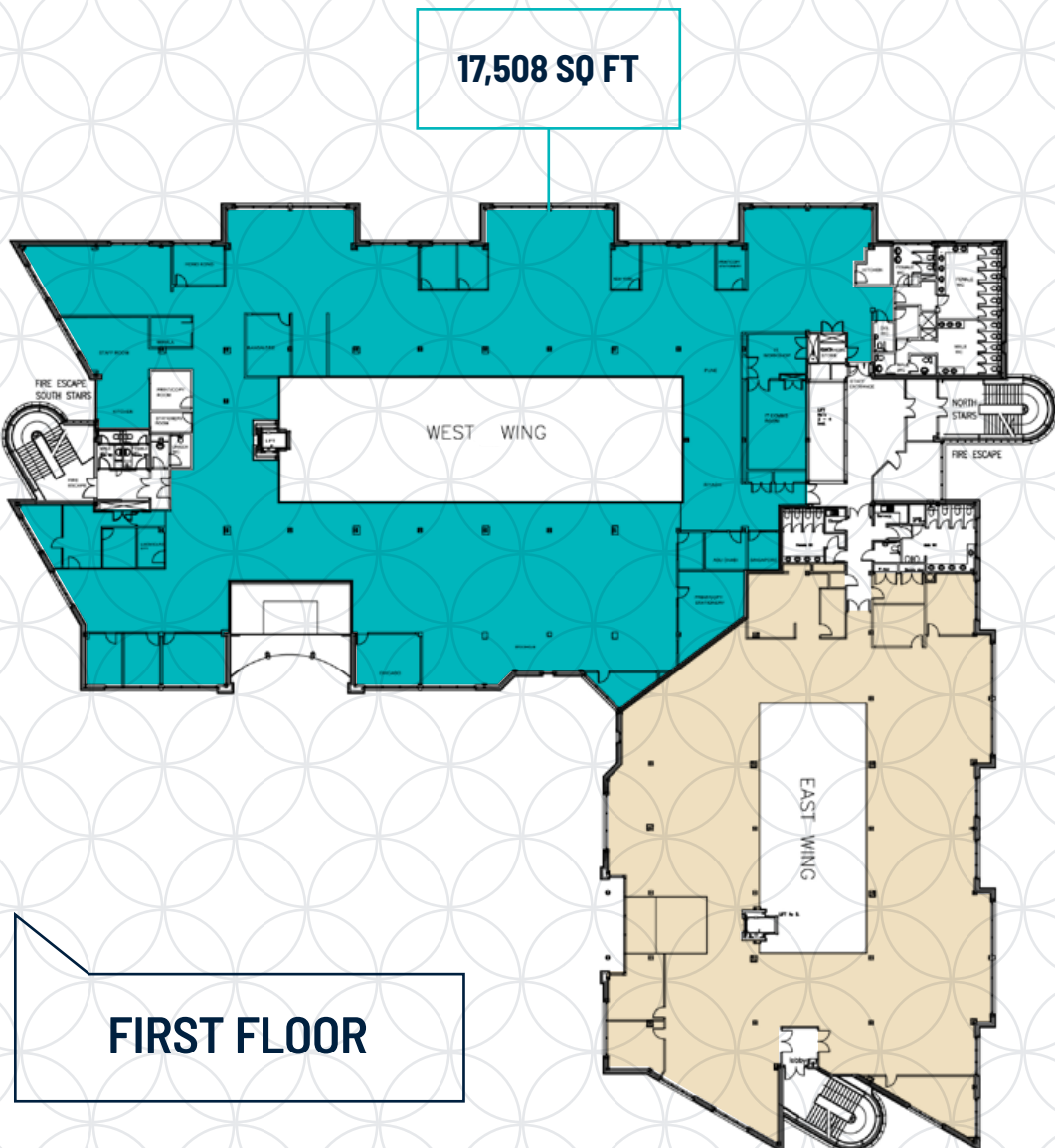
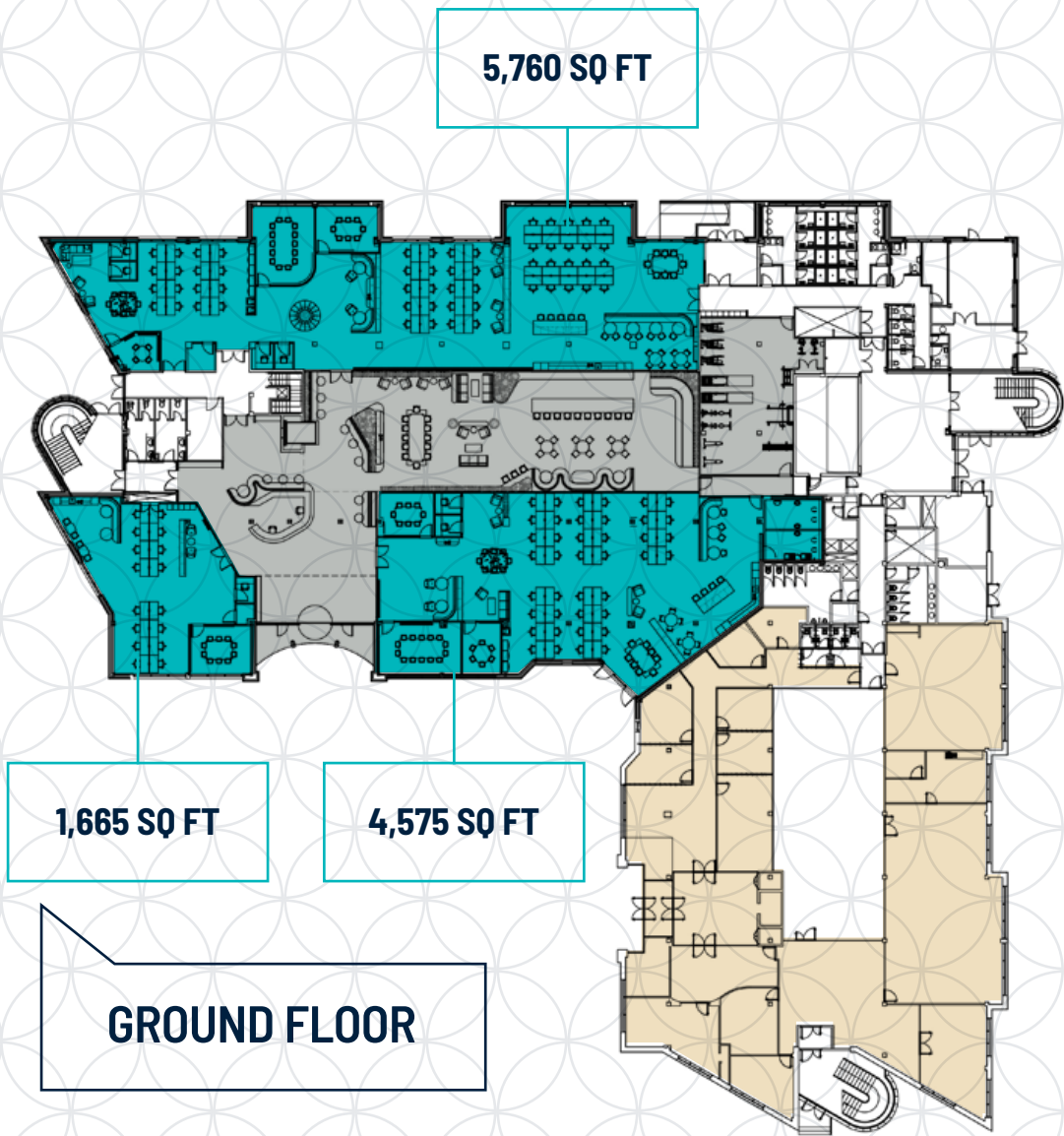
WEST WING	AREA (SQ FT)	STATUS
FOURTH	8,889	Available. Inclusive of private terrace areas.
THIRD	15,393	Available. Inclusive of private terrace areas, including a sea view terrace.
SECOND	18,132	Available
FIRST	17,508	Available
GROUND	12,000	Ground Floor to undergo full refurbishment and creation of new high quality communal facilities.
TOTAL	71,922	
EAST WING	AREA (SQ FT)	STATUS
THIRD	-	Let
SECOND	9,702	Available
FIRST	-	Let
GROUND	-	Let
TOTAL	9,702	

THE EXPANSIVE, EFFICIENT FLOOR PLATES OVER GROUND TO FOURTH FLOOR OFFER A COMBINED 81,624 SQ FT OF VERSATILE SPACE

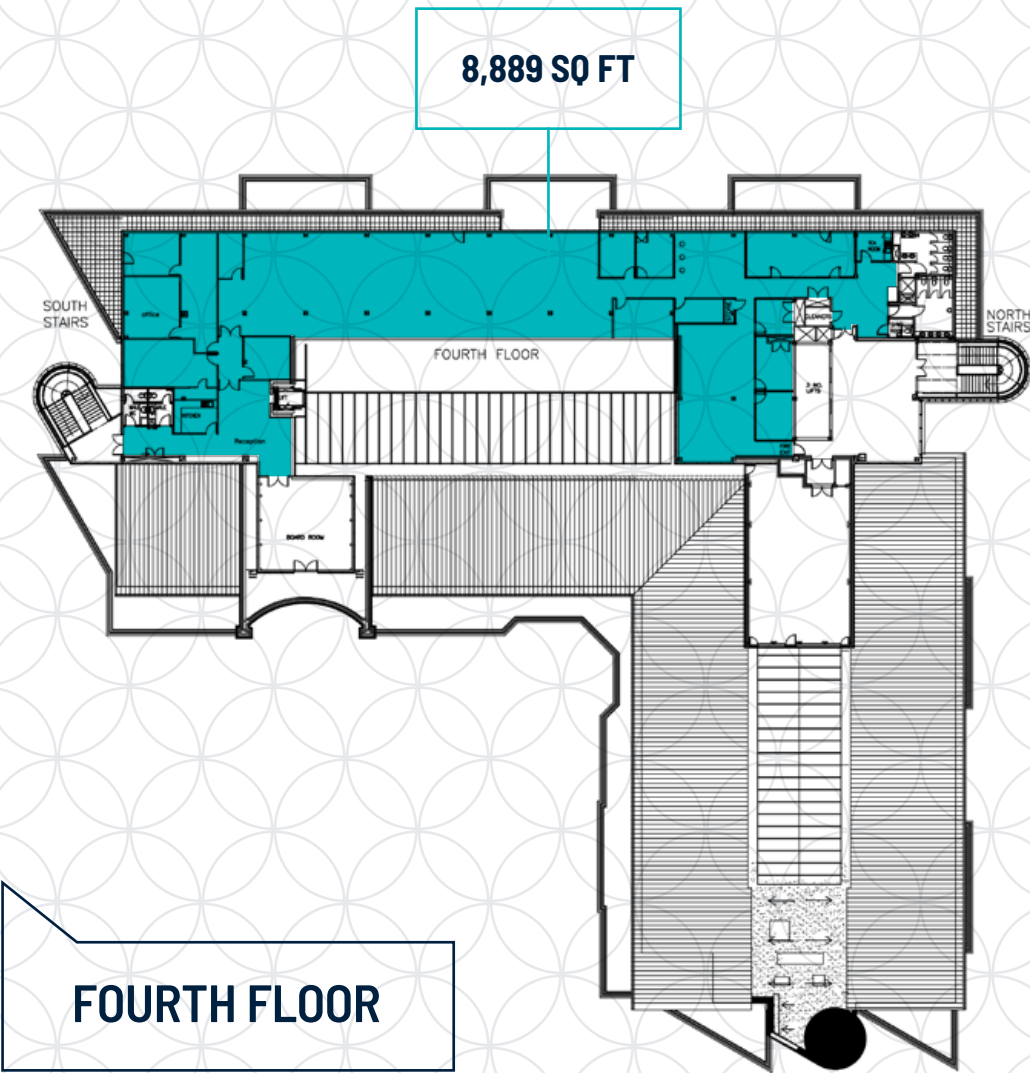
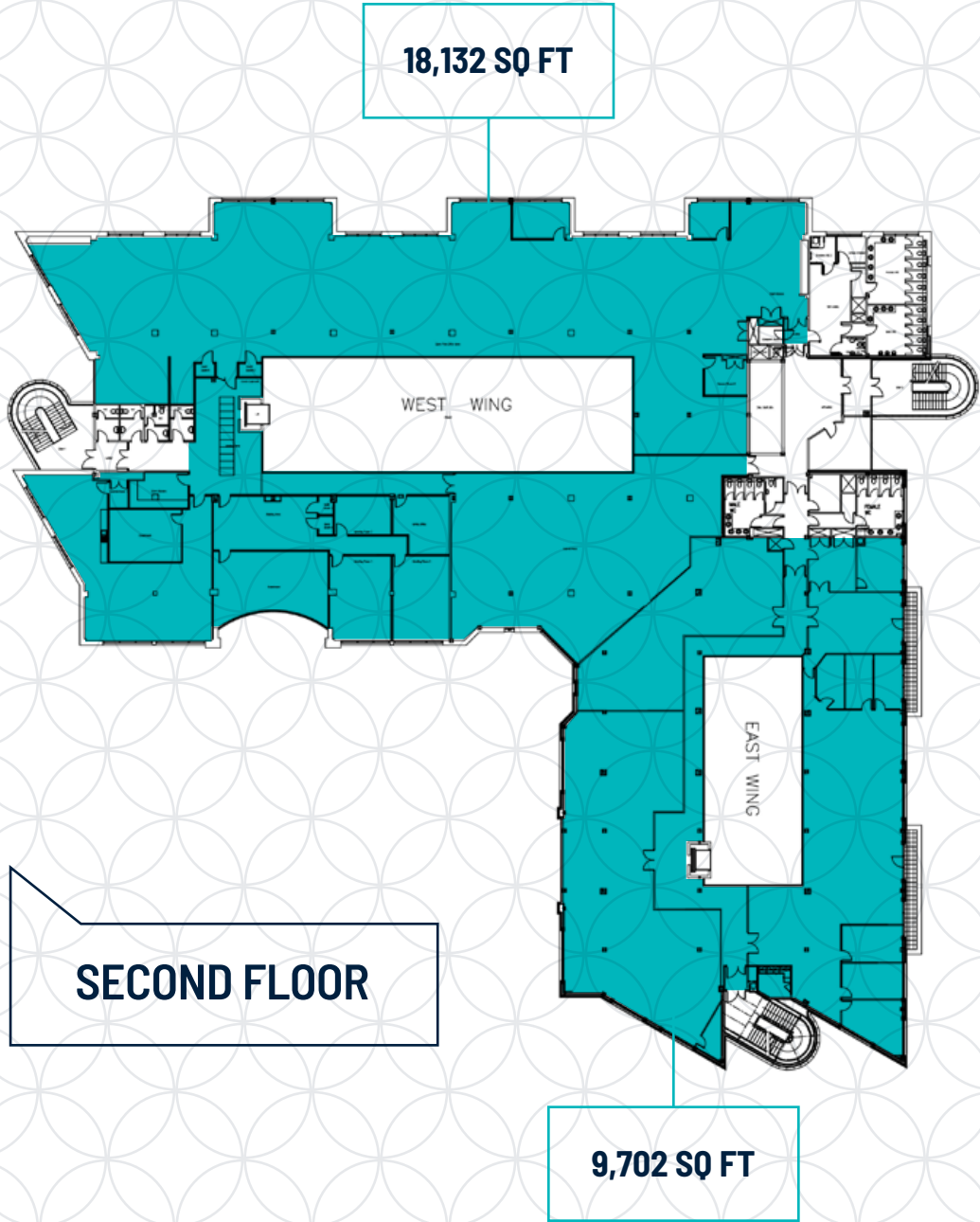
FLOOR PLANS



THE AVAILABLE FLOORS HAVE EXCELLENT NATURAL LIGHT TO ALL ELEVATIONS THAT WRAP AROUND AN IMPRESSIVE ATRIUM THAT BRINGS FURTHER LIGHT TO ALL FLOORS



- AVAILABLE
- LET
- COMMUNAL AMENITY



SPECIFICATION



**DEDICATED
BUILDING
RECEPTION**



**COMMUNAL GROUND
FLOOR REFRESHMENT &
BREAK-OUT FACILITIES**



**QUALITY END OF TRIP
FACILITIES INCLUDING
8 SHOWERS AND
QUALITY CHANGING
ROOMS & LOCKERS**



**CAR PARKING
- 420 SPACES**



**SECURE AND
COVERED BIKE
PARKING SPACES**



**FEATURE GLASS
ATRIUMS PROVIDING
EXCELLENT
NATURAL LIGHT**



**LARGE DIVISIBLE
FLOOR PLATES
OFFERING OPTIMUM
LEASING FLEXIBILITY**



**LED LIGHTING
AND SMART
CONTROLS**



**FULL ACCESS
RAISED FLOORS
PROVIDING
175MM VOID**



**NEW FOUR PIPE
FAN COIL AIR
CONDITIONING**



**LIFTS -
4 INCLUDING
A "SCENIC"
CLIENT LIFT**



**INTEGRATED
INTERNAL AND
EXTERNAL CCTV
SYSTEM**

A TOP GRADE A SPECIFICATION IN A PRIME LOCATION WITH OUTSTANDING SEA VIEWS

LOCATION

HOTEL, RESTAURANTS, LEISURE AND RETAIL IN THE IMMEDIATE VICINITY AND THE TOWN CENTRE ONLY 10 MINUTE WALK AWAY. AMAZING VIEWS OVER HERM AND SARK



LOCATION

1 CAREY OLSEN

2 BDO islands IQEQ
Know how Know you

ARTEMIS CSC

3 Julius Bär [intact]
INSURANCE

4 BUTTERFIELD

5 Aon JTC
CANACCORD Genuity Wealth Management LanghamHall

6 Waitrose

7 GR Premier Inn

8 B&Q



FOR MORE INFORMATION



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AVAILABILITY

The opportunity is available from October 2028, subject to completion of the landlord’s works. The floors are available as a whole or by split floor arrangement, depending on an incoming tenant’s requirements. Further information on availability & quoting terms are available upon request.

PARKING

A total of 420 car parking spaces are available as part of the letting at an additional rental rate.

SERVICE CHARGE, TRP & RATES

An incoming tenant will be liable for their apportionment of the Service Charge, TRP, Occupier Rates and all other outgoings associated with occupation of their office.

LEGAL

All terms are subject to contract. Each party will be responsible for their associated legal fees in relation to the letting of the office floors.

EPC

Energy Performance Certificates are not a legal requirement in Guernsey.



Disclaimer

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SEPTEMBER 2026