



OFFICE TO LET

## TRAFALGAR COURT

Admiral Park, St Peter Port, Guernsey, GY1 2HU

FURNISHED OFFICE SUITES IMMEDIATELY AVAILABLE  
AT ADMIRAL PARK

186 TO 401 SQ FT

## Summary

Available Size	186 to 401 sq ft
Rent	£1,250 per month
Car Parking	£2,000 per space / annum
EPC Rating	Not applicable

## Key Features

- Furnished office suites within Guernsey's prestigious office address for up to 6-8 people
- Self-contained office including kitchen and WC facilities
- Immediately available on flexible all-inclusive rental and lease terms for an incoming tenant
- Car parking spaces are available at an additional rental rate

## Description

Trafalgar Court occupies a prominent waterfront position with uninterrupted westerly views across Belle Greve Bay towards Herm and Sark. The building is situated at the gateway to Admiral Park. Other occupiers in the building include Northern Trust, Ocorian, Trident Trust and Aztec Group.

The self contained office suites are available within this prestigious headquarters office building. They accessed at the rear of the building, directly adjacent to the available car parking spaces with immediate access from the primary office building lift core. The suites are available on an 'all-inclusive' rental rate and flexible lease terms.

This rental rate includes rent, service charge and the suite's building insurance apportionment however excludes TRP, Parish rates and other outgoings (electricity & telecommunications).

## Location

Trafalgar Court forms part of the Admiral Park mixed-use scheme and is Guernsey's premier business park, situated approximately 0.5 miles (1 km) or a 10-minute walk to the north of St Peter Port town centre. Vehicular access is provided via Elizabeth Avenue with the Buildings multi-storey car park located immediately to the rear.

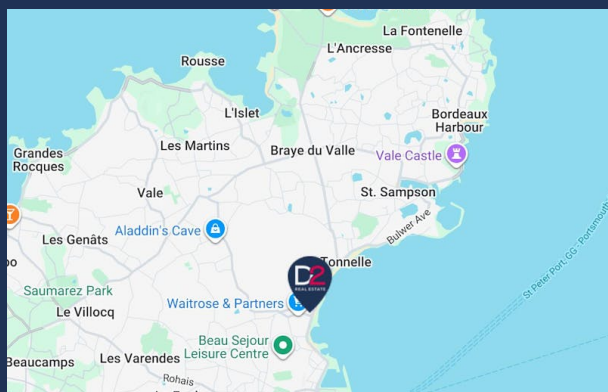
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd - East Wing - Lobby Office	186	17.28	Available
4th - East Wing - Lobby Office	215	19.97	Available
<b>Total</b>	<b>401</b>	<b>37.25</b>	

## Legal

Each party is to bear their own legal costs and any other associated cost incurred in the letting of these office suites.



## Viewing & Further Information

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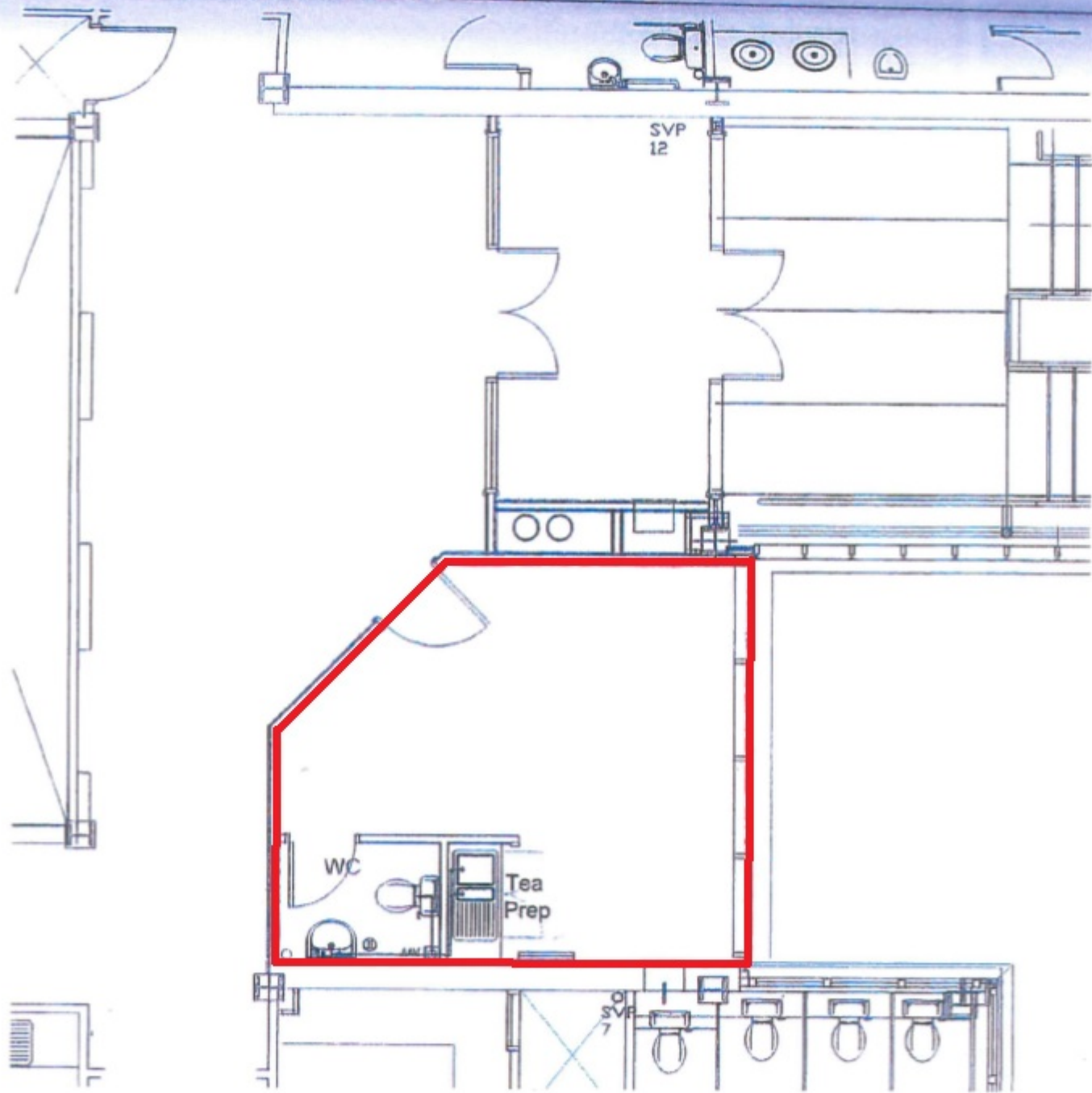
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PLAN B



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