

MAWSON COLLINS

PROPERTY SPECIALISTS

Rent on Application



Second Floor Office

Rossborough House,
St Sampson
GY2 4LF



- Newly refurbished offices
- Prominent Position with 2,700 sq. ft.
- Air Conditioning
- 9 parking spaces
- Available immediately
- Rent/terms on application

Location

Rosborough House is located in a prominent position at the corner of Longue Hougue Lane with Bulwer Avenue. The property is in close proximity to both The Bridge and Admiral Park, which offer a broad range of amenities, and approximately 2 miles from the centre of St Peter Port.



Accommodation

The second floor office provides approximately 2,700 sq. ft. of office accommodation.

Parking

The property benefits from onsite parking with 9 spaces allocated to the second floor. There is also public parking available in the near vicinity.

Tenure

The premises are available to rent by way of a new lease direct with the landlord, subject to a service charge covering the common parts and services.

Availability

The office is available to rent immediately.

Rent

The rent for the premises is available on application.

Rent Free Period

Subject to status and agreed lease terms, a rent-free period will be available to the incoming Tenant to assist with fit-out and set-up expenses.



Description

Rossborough House comprises four floors of recently refurbished office accommodation. The refurbished interior now features:

- Flexible open plan floor plates
- Suspended ceiling
- LED lighting
- New ventilation, heating/cooling air-conditioning system
- New perimeter trunking to Cat A standards
- Smart WC and shower facilities
- Modern entrance lobby
- Door access control system
- Carpet tiles –option to choose the colour of the carpet tiles



Legal Costs

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

**Viewings by arrangement via Mawson
Collins.**



Disclaimer: For clarification we wish to inform prospective tenants that these letting particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.