

# MAWSON COLLINS

PROPERTY SPECIALISTS

£30,000 p.a.



**First Floor Office,** Picquerel House, L'Islet, St Sampson  
Well Presented Office Space With Parking (1,400 sq.ft.)

Perry's Guide Reference: 33 H1



### **Location**

Picquerel House is a multi-tenanted office building located on La Route du Picquerel, in close proximity to L'Islet Crossroads. The property is in walking distance to the local amenities.

Occupiers in the near vicinity include Freedom Surf Shop, Chantelle Kitchens, Mawson Collins and Morrisons.

### **Description & Accommodation**

The available office suite is located on the first floor of Picquerel House and is approximately 1,400 sq.ft. The office provides a mix of well-presented open plan and cellular offices, which currently comprises 3 separate offices, a meeting room and an open plan office.

The office is fitted with solid ceilings, surface lighting, and carpet tiles. The heating is by way of gas fired boiler and wet system radiators. Two offices also have air conditioning. The office also benefits from having 2 of its own dedicated WC's and kitchenette facilities.

The office has its own entrance and staircase which is accessed directly off the car park.

### **Parking**

There are two parking spaces allocated to the office. Extra parking is available by separate agreement in the nearby vicinity.

### **Tenure**

Available leasehold by way of a new lease direct with the landlord. All terms are subject to contract.

### **Possession**

The office is available from January 2024. Possibly earlier by arrangement.

### **Rent**

The asking rent is £30,000 per annum.

### **Costs**

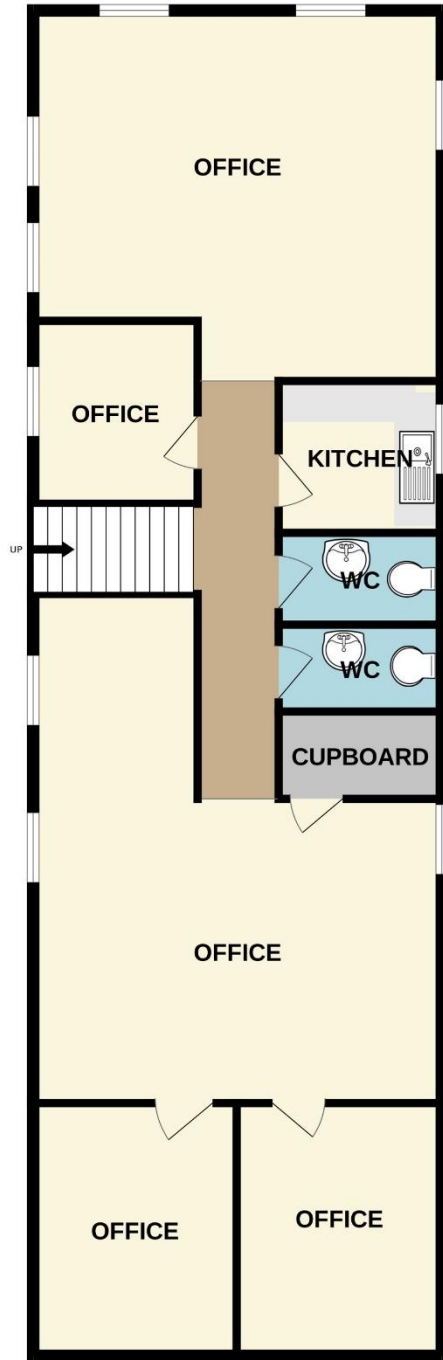
Each party to bear their own legal costs.

**Viewings by arrangement.**





FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2023

Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these 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.