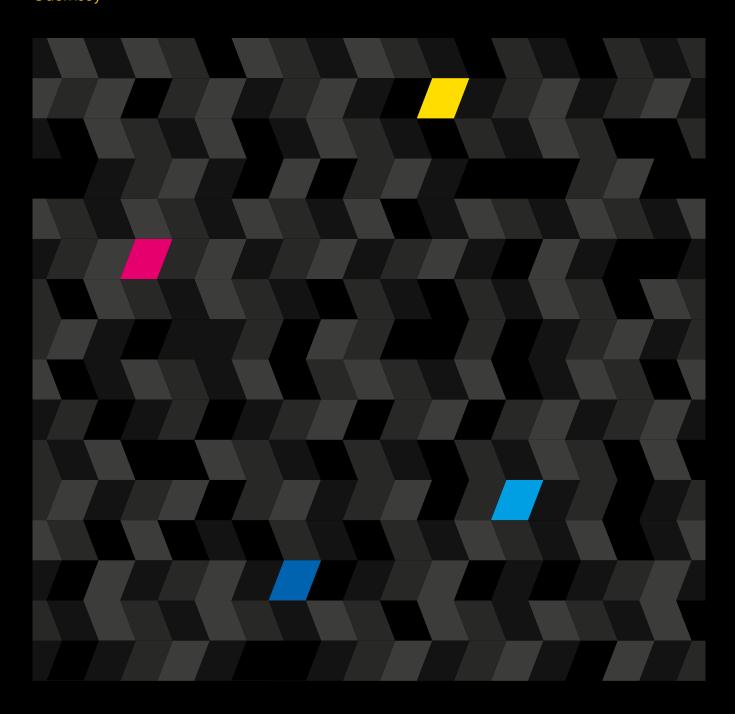
Les Vardes House

Guernsey



Property, from every angle.





Overview.

- ▶ Office suites comprising of:
 - » 8 person x 1
 - » A person v 4
 - » 5 person x 2
 - » 4 person x 6
- ▶ 1 meeting room and 1 boardroom
- ▶ Break out area seating for informal meetings
- ▶ Walking distance to the town centre

- ► Client refreshment facilities in boardroom
- Conference call facilities including Mitel units, TVs and Apple TV in all meeting rooms and boardroom
- ► Electric car charging
- ► Fully furnished office interior including desks, chairs, phones and filing facilities
- ► High end finish with contemporary touches
- ▶ Unique office experience in Guernsey

Building facilities.

- Reception area with secure private post boxes
- Private car park with spaces available (at extra cost, subject to availability)
- WC facilities on each floor with a separate disabled WC
- ► Bicycle rack
- Shower facilities



Included in the price.

- Building service charge (air conditioning, management staff, WCs)
- Buildings insurance
- Cleaning of communal and office areas
- Connectivity up to 1GB wifi and infrastructure available (subject to availability)
- Printing facilities
- ► Tea and coffee facilities (excluding milk)
- ▶ Telephones for domestic and international calls
- Unlimited data usage
- Use of fridge, microwave and dishwasher
- ▶ Utility costs (electric, water)
- ▶ Window cleaning

Terms. • 6, 12 or 24 month agreements available • Contract to be renewed at end of term • Deposit: 1 month • Payment terms: monthly in advance



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