

# Les Vardes House

Guernsey



Property,  
from every  
angle.



Polygon  
Serviced Offices



## Overview.

- ▶ Office suites comprising of:
  - » 8 person x 1
  - » 6 person x 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



Get in  
touch.

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