



# Trafalgar House, Waterloo Street

Georgetown, Guyana,

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# Introduction

- In the heart of Georgetown's commercial and diplomatic district.
- Main building 13,000 sqft, additional customizable modular building to suit requirements can be added within 3-4 months at rear of building increasing office space comfortably to over 20,000 sqft
- Regus currently offers two floors of the four-story New Trafalgar Building on Waterloo Street and measures 6,500 sqft spread across the ground and first floors.
- The 3<sup>rd</sup> and 4<sup>th</sup> floor offices may be also be included and converted to Regus standard furnishings adding a further 6,000 sqft.
- Entire building could be dedicated and converted within weeks to a fully functional serviced office site operated by Regus if so desired or independently by tenant.
- The building is approximately a 3 minute drive from the current EEPGL Duke street office/US Embassy.
- Building was formerly the Inter-American Development Bank HQ in Guyana, entirely refurbished in 2019.
- Building owned by Eddie Luckhoo, operating entity TOTAL-BASE Services Guyana Inc. in association with Regus.
- **Includes electric gate access, drive in secure on-site parking for upto 30 vehicles, security cameras, elevator & wheelchair accessible to 3<sup>rd</sup> floor.**



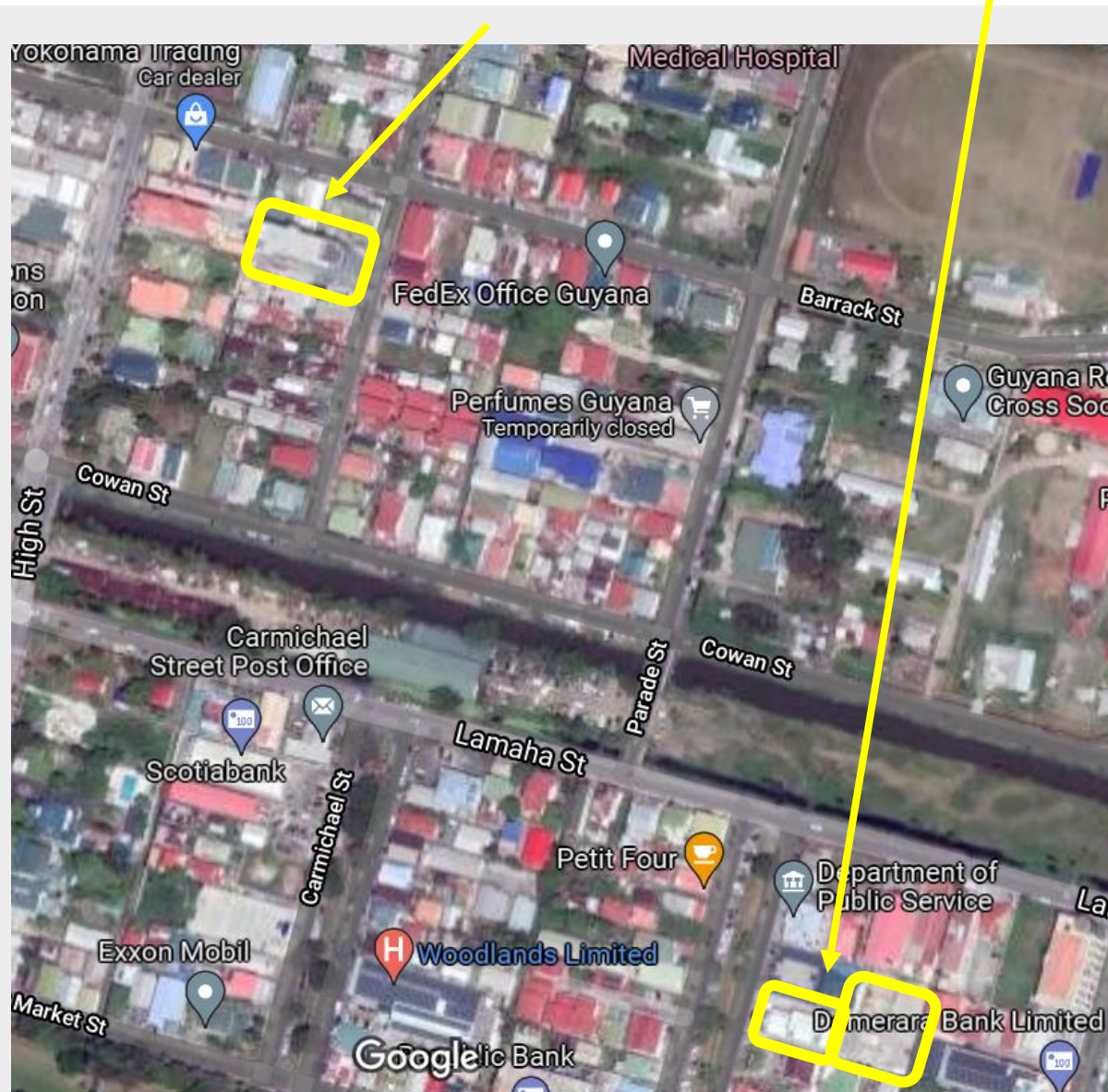
**NEW TRAFALGAR**  
**164-165 WATERLOO STREET**  
**GEORGETOWN,**  
**DEMERARA, GUYANA**



# Location

EEPGL Duke St Office

Waterloo St Office, approx. 4 blocks away



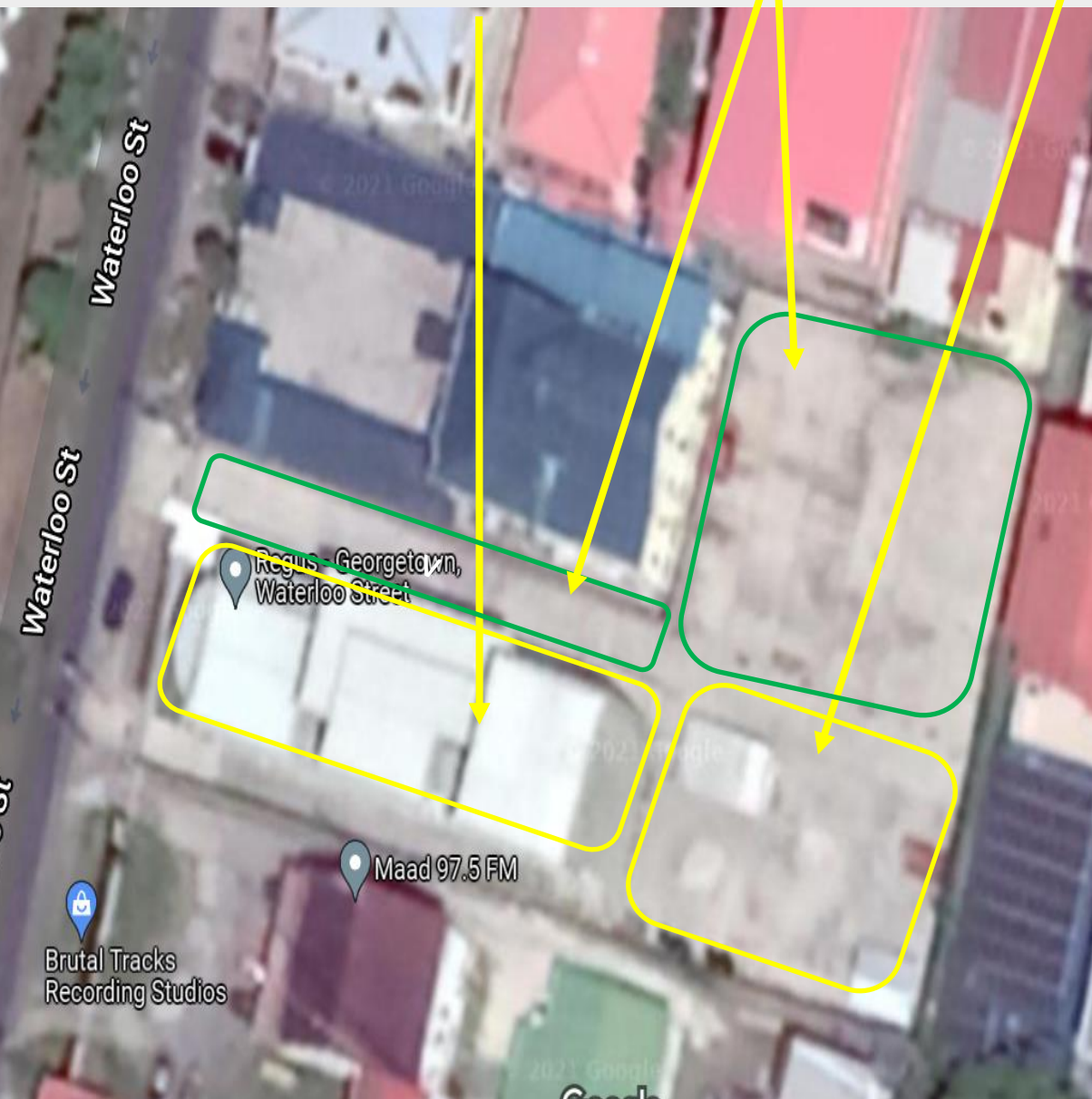
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# Location

Main office building - 13,000sqft

Drive-way and Parking upto 30 cars

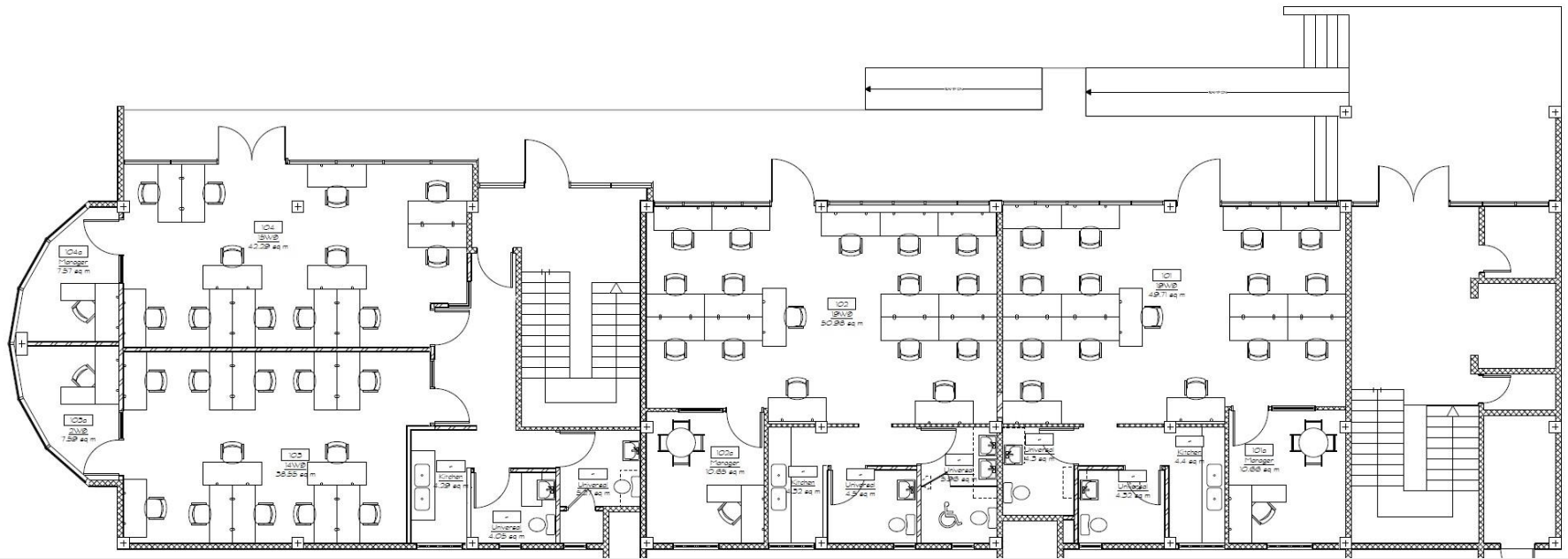
Approximately 4,000 sqft for custom modular office complex as & when required



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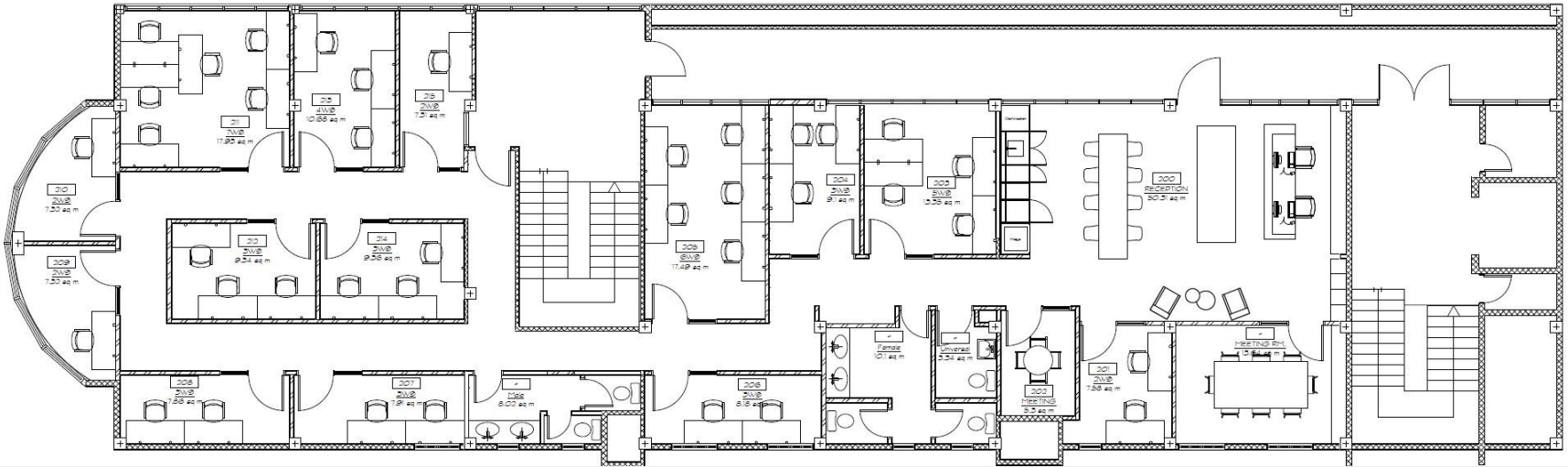
# Ground Floor - Waterloo St.



The ground floor of Waterloo Street comprises of:

- 4 large individual units
- Each unit includes a manager's office plus open seating for 12 to 15 persons
- Two of the units have their own kitchenette and washrooms while the other two units have a shared kitchenette and washroom
- Each washroom has universal access
- **Customizable based on requirements**

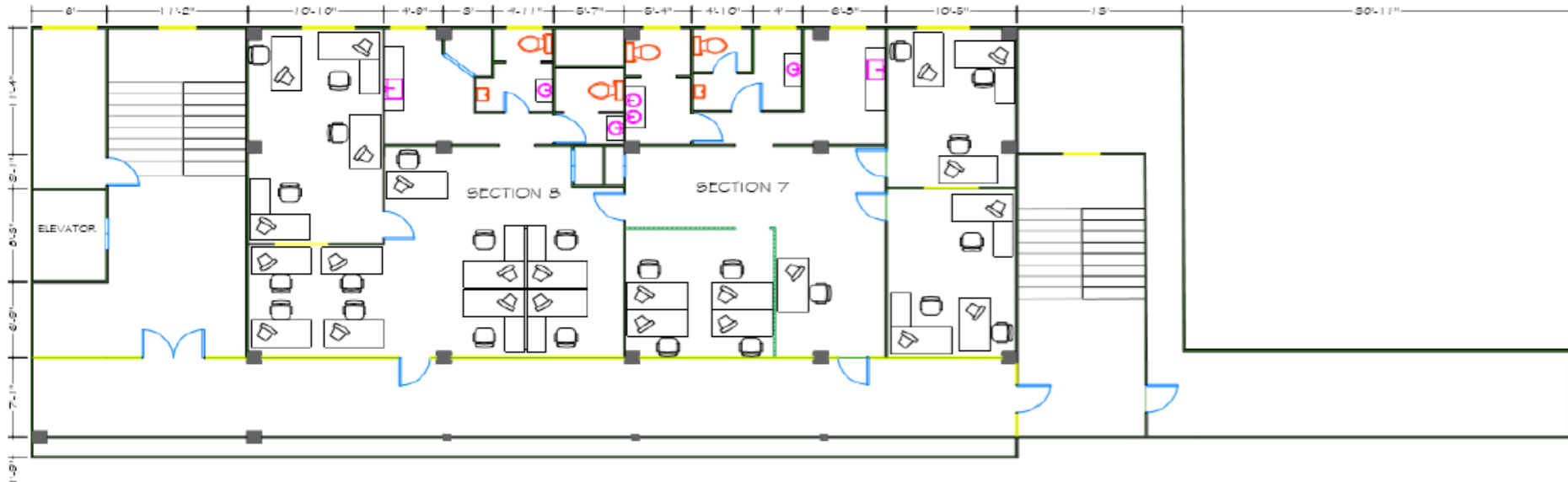
# First Floor – Waterloo Street.



The first floor of Waterloo Street comprises of:

- 1 business lounge with a shared reception and kitchenette
- 2 meetings rooms
- 14 offices ranging in size from 1 to 6 workstations
- The covered balcony provides additional lounge seating
- Lift access from the ground floor to the first floor
- **Customizable based on requirements**

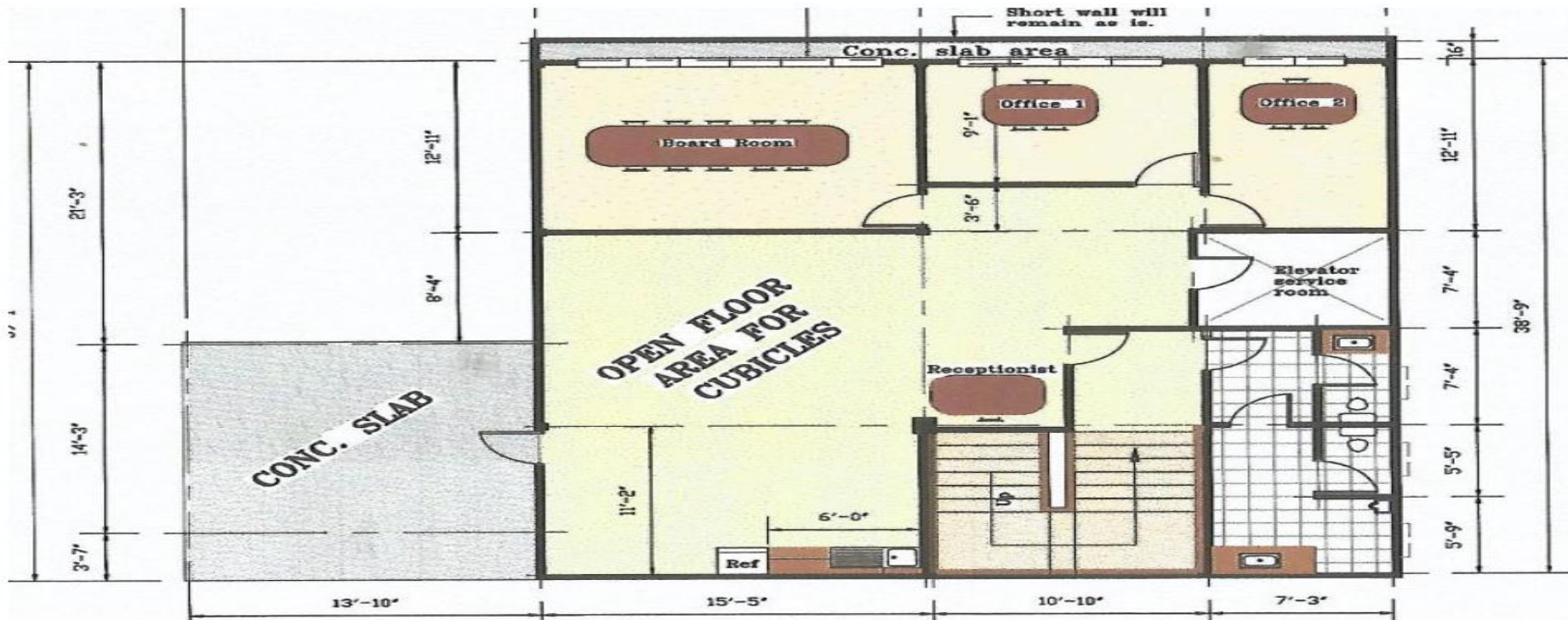
# Second Floor – Waterloo Street.



The second floor of Waterloo Street comprises of:

- 2 office self contained compartments accommodating 6-8 offices each
- **Customizable based on requirements**

# 3<sup>rd</sup> Floor – Waterloo Street.



The third floor of Waterloo Street comprises of:

- Currently covered roof top terrace open on sides
- Could be utilized or converted by adding glazing to sides and utilized as additional office space for upto 16 to 20 work stations
- **Customizable based on requirements**



# Security & Parking●

- The New Trafalgar Building is located in a secure gated compound
- 24/7 building security
- Electronic swipe access on each floor
- One of the unique features of the New Trafalgar Building is the parking annex with dedicated parking for 35 vehicles
- Most buildings in Georgetown have little or no parking available



# Sample Office Space.



# Business Lounge.





# Sample Meeting Room.





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