

FOR SALE or TO LET



**Warwick House
59/60 Derby Square
Douglas**

**Gross Internal Area Approx: 5,325 sq ft
Net Internal Area Approx: 3,764 sq ft**

Rent: £42,560 pa exclusive

Price: Offers in region of £550,000 exclusive

Available January 2018

DESCRIPTION

An opportunity to purchase or lease this refurbished, modern office premises located in Derby Square, a short distance from the main financial and retail districts of Douglas. The property is currently being leased by the Children's Centre and has been separated into purposefully designed rooms in line with the current use. Warwick House is in a terrace adjacent to Talbot Blinds and is situated in a well established residential area. The front aspect overlooks Derby Square and its gardens and there is forecourt parking to the front for up to 5 cars included.

LOCATION

Travelling from Douglas town centre continue up Prospect Hill onto Bucks Road, past Prospect Terrace and onto Woodbourne Road. Turn right at the junction of Woodbourne Road and Derby Road and continue down towards the promenade where the entrance to Derby Square can be found on the right hand side a short distance along. Warwick House is clearly identifiable by our For Sale board.

ACCOMMODATION

Gross Internal Area Approx: 5,325 sq ft

Net Internal Area Approx: 3,764 sq ft

The main entrance to the ground floor is off Derby Square via steps and access to the first floor office accommodation is via a communal hallway and staircase. The net internal area of the building, to include office and ancillary accommodation is approximately 3,764 sq ft. The gross internal area is approximately 5,325 sq ft.

Ground Floor;

Steps to;

Entrance lobby and inner hallway

Storeroom

Playroom, 2nd reception area (off hallway)

Over/...

These particulars, although believed to be correct, do not form part of an offer or a contract and they are not intended to form any representation of fact. Black Grace Cowley Ltd cannot accept any liability for any errors in the particulars stated, and a prospective purchaser should rely upon his own enquiries and inspection.

Geoffrey P R Black BSc FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA Andrew K Wallis BSc (Hons) MRICS

Large open plan room to the rear
Doors to rear exit
Bathroom and separate disabled WC
Fully fitted kitchen

First Floor;

2 open plan areas
3 offices to the front
3 offices to the rear
Separate ladies and gents WCs

LEASE TERMS

New leases are available. Tenant to pay rates and building insurance worked out at an occupied floor area basis.

CAR PARKING

5 car parking spaces are included in the rent.

REPAIRING OBLIGATIONS

Internal repairing and insuring terms.

RENT REVIEWS

Yearly increased linked to the IOM RPI.

SERVICES

All mains services are connected. Fire precautions system.

DIRECTOR'S GUARANTEE & SECURITY DEPOSIT

A director's guarantee will be required if the lease is taken in the name of a limited company. A security deposit equivalent to one quarter's rent is to be paid on term commencement and to be returnable on satisfactory expiry of the lease.

REFERENCES

Financial and professional references will be required from prospective tenants and guarantors may be required in the case of limited companies.

POSSESSION

Vacant possession upon completion of all legal formalities.

VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley**.