

# TO LET



**PRIME LOCATION OFFICE SPACE AVAILABLE.**

## **RAGNALL HOUSE, 18, PEEL ROAD, DOUGLAS**

**Second Floor Office Suite approx. 860 sqft - £11,180 pa exclusive.**



- Modern, high quality, open plan Office Suite to Second Floor in a prominent corner position in the centre of Douglas.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- CAT 6 wiring, central heating and suspended ceilings with integral lighting.
- Car parking spaces available at an additional cost.
- Suites available for immediate occupation.

Over/...

## DESCRIPTION

An opportunity to lease modern, high quality, open plan office suites on the ground and second floor of Ragnall House. The suites benefit from CAT 6 wiring, central heating and suspended ceilings with integral lighting. Car parking spaces are available at an additional cost of £1,200 pa exclusive per space.

## LOCATION

Ragnall House is located at the junction with Hope Street on Peel Road which is one of the main thoroughfares into the town centre and is a short distance away from Athol Street.

## ACCOMMODATION

### Second Floor – Approx. 860 sq ft

- Open plan Office Suite
- Shared WC's
- Potential for a tea station

## LEASE TERMS

New leases are available on effective full repairing and insuring terms via a service charge. Tenant to pay rates and building insurance worked out at an occupied floor area basis.

## RENT REVIEWS

Standard three yearly upward only rent reviews.

## DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee will be required if the lease is being taken in the name of a Limited Company. A 3 month rental deposit will be payable upon signing of the lease and will be returnable upon 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.

## SERVICES

It is understood all mains services are connected to the building.

## TENURE

Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

Strictly by appointment through **Black Grace Cowley**.



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### Black Grace Cowley Limited

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