

TO LET

OFFICE SUITE - £17.50 psf exclusive - First Floor approximately 1,430 sq ft

ARMITAGE HOUSE, RIDGEWAY STREET, DOUGLAS



- Modern Open Plan Office Suite on a prominent corner position in Douglas.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Suspended ceilings, integral lighting and fully wired for power and data.
- Kitchenette and separate boardroom.
- Additional storage and archive space available within the basement.

Over/...

DESCRIPTION

Armitage House occupies one of the most prominent corner positions in Douglas with access via either Ridgeway Street or Lord Street. The property has been completely renovated in recent years including the installation of a lift, new suspended ceilings with integral lighting and the building is fully wired for power and data. The 1st Floor comprises of one large open plan suite with a kitchenette and a separate boardroom. WC's are in the common areas. Additional storage and archive space is available within the basement.

LOCATION

Travelling along Lord Street from Peel Road, Armitage House occupies a prominent corner position at the junction with Ridgeway Street, opposite Douglas Town Hall.

ACCOMMODATION

First Floor Suite – approximately 1,430 sqft.

- Open plan office
- Kitchenette
- Boardroom

LEASE TERMS

Available on new medium term leases at commencing rentals of £17.50 psf, exclusive of VAT and service charge, and with three yearly rent reviews. Tenant to pay rates and insurance.

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.

SERVICES

Mains services are installed.

TENURE

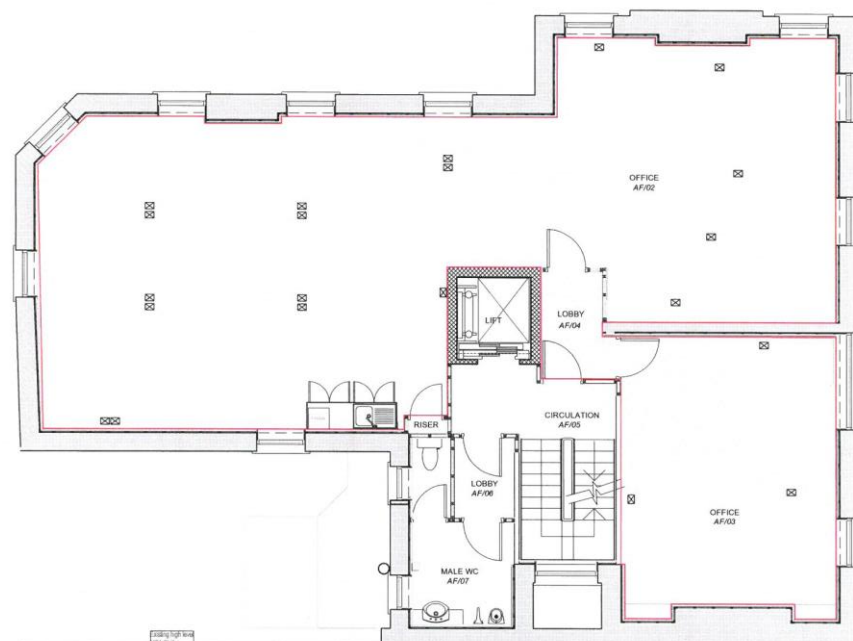
Vacant possession on completion of legal formalities.

LEGAL FEES

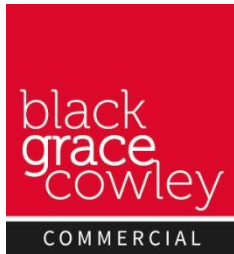
Each party to pay their own legal fees.

VIEWING

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



First Floor Plan
Rentable Area 1430 sq ft
Scale 1:100
Armitage House
Lord Street/ Ridgeway Street
Douglas



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