

TO LET



PRIME GRADE A OFFICE SUITE

£23psf. Excl. VAT Approx 5,422 sqft (5 car spaces)

2nd Floor, Clarendon House, Victoria Street Douglas IM1 2LN



- Prime Grade A 2nd Floor office suite
- Approx 5,422 sqft with parking spaces for 5 vehicles
- Prominent town centre location with stunning views across Douglas Bay
- Fully fitted with desks, chairs and pedestals

DESCRIPTION

An opportunity to take a Lease of a high quality, Grade A purpose built suite, in one of the best buildings overlooking Douglas Bay.

LOCATION

The office is located in the central business district of Douglas, within walking distance of Athol Street, Government Offices and the main retail street area.

Travelling along Victoria Street towards Loch Promenade, the entrance to Clarendon House is on the left hand side, opposite Salisbury House.

ACCOMMODATION

Main Entrance directly from Victoria Street, giving access to the communal stairs and lifts.

The office is fully fitted out with:

- LED lighting
- Attractive glazed portioning
- Kitchen break-out areas
- Games Room

- Glass portioned meeting rooms
- Luxury shower room and separate toilet facilities
- Fully furnished with desks, chairs and pedestals

POSSESSION

Vacant possession upon completion of all legal formalities.

PARKING

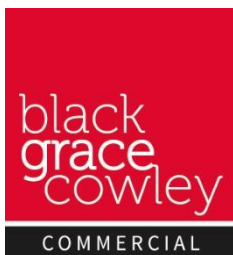
Secured car parking in the basement and at ground level where the existing tenant has 5 car parking spaces priced at £1,300 pa ps.

LEASE TERMS

New leases are available on standard full repairing and insuring terms via a service charge. Tenant to pay rates and building insurance in addition. A director's Guarantee or 3 month rent deposit may be required.

VIEWINGS

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



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Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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