

# TO LET



**Modern Purpose Built Office with Parking - 1,114 to 6,687 sq ft Available (£19 per sq. ft)**

## Analyst House, 20-26 Peel Road, Douglas



- Modern, Open Plan Office Suites available, extending to approximately 6,687 sq. ft.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Raised access floors, suspended ceilings with modular recessed lighting and air conditioning.
- High speed, 8 person passenger lift to upper floors. WC & shower facilities to common areas.
- Available for immediate occupation.

Over/...

## DESCRIPTION

Great opportunity to Lease an Office Suite in this purpose-built property which has recently undergone a total, high quality refurbishment, with interior features including, raised access floors, suspended ceilings with modular recessed lighting, air conditioning and gas fired central heating. All floors are served by an 8 person high-speed passenger lift together with WCs and shower facilities to the common areas. Parking is available at an extra cost of £1,200pa plus VAT, per space.

## LOCATION

Travelling out of town along Lord Street onto Peel Road, the property can be found on the right-hand side just after the right hand turning onto Hope Street.

## ACCOMMODATION

### Level 2 – Approximately 2,161 sq ft

- Open Plan Office Space (Front to back)

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- Open Plan Office Space (Front to back)
- 2 x Meeting Rooms

### Level 3 – Approximately 1,114 sq ft

- Open Plan office Space (to the rear)

### Part Level 4 – Approximately 1,126 sq ft

- Open Plan Office Space (Front to back)

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge. Tenant to pay rates and insurance.

## 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.

## SERVICES

Mains services are installed.

## TENURE

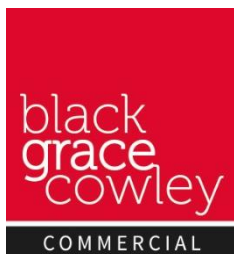
Vacant possession on completion of legal formalities.

## LEGAL FEES

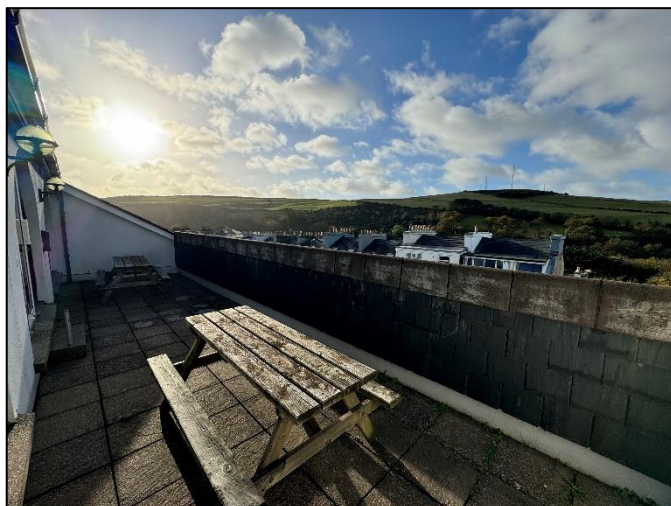
Each party to pay their own legal fees.

## VIEWING

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



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