

# TO LET

PRIME REFURBISHED OFFICE SPACE – 2<sup>nd</sup> Floor Office Suite – 4,000 sq ft - £23 psf.

## PEVERIL BUILDINGS, PEVERIL SQUARE, DOUGLAS



- **Final Office Suite available** on the Second Floor - circa 4,000 sqft.
- Prestigious development situated on a prime site opposite Douglas Sea Terminal.
- Refurbished to Grade A standard.
- Spectacular views over Douglas Bay, The Tower of Refuge and the inner harbour.
- Car parking at the first floor level and to the rear of the ground floor.

Over/...

## DESCRIPTION

In the heart of the Isle of Man's Business District, this most outstanding prestigious development is situated on a prime site, opposite Douglas Sea Terminal and comprises over 33,000 sq ft of Grade A office accommodation over four floors. The property enjoys spectacular views over Douglas Bay, the Tower of Refuge and the inner harbour.

Close to the popular leisure area at North Quay and within easy walking distance of the main retail centre of town. The building has car parking at the first floor level and to the rear of the ground floor.

Currently undergoing a full refurbishment programme to provide high quality office space in a variety of suite sizes.

## ACCOMMODATION

Arranged over five floors, with car parking, bicycle store, an impressive reception area, covered smoking shelter, and an internal stairwell and lift.

## LEASE TERMS

Terms are invited for individual floors and suites from 3,400 sqft in size. VAT is charged on all rentals.

## 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.

## LEGAL FEES

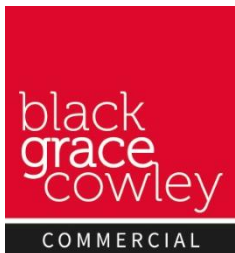
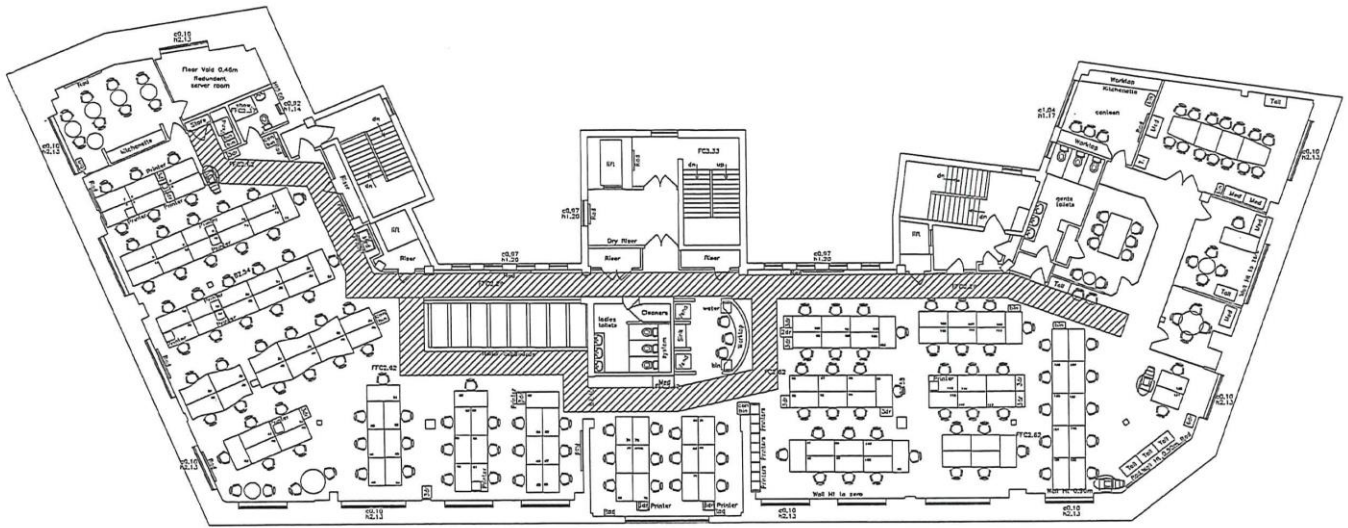
Each party to pay their own legal fees.

## VIEWING

For further details or viewing arrangements, contact Mark Grace or Andrew Wallis at Black Grace Cowley Limited on 01624 645550

<u>Floor</u>	<u>NIA</u>
Ground – North	3,400 sq ft – <b>LET</b>
Ground – South	4,117 sq ft + 9 Car Parking Spaces – <b>LET</b>
First	38 Car Parking Spaces - <b>LET</b>
Second	4,000 sq ft – <b>sublease available</b>
Third	8,910 sq ft - <b>LET</b>
Fourth	7 823 sq ft - <b>LET</b>

## EXAMPLE FLOOR LAYOUT



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### Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

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