

# TO LET

SERVICED OFFICE SPACE - Various Room Sizes – POA

## The Nunnery, Old Castletown Road, Douglas



- Office suites available in the exclusive 'Nunnery Estate' on the outskirts of Douglas.
- Gorgeous, historic, tranquil and picturesque setting.
- Ample on-site parking for use by occupiers and visitors.
- Rent inclusive of rates, building insurance, electric, central heating and WiFi.
- High specification internal finish.
- Suites available in the Mansion House and Stable Block for immediate occupation.
- 12 month minimum Leases available.

Over/...

## DESCRIPTION

Dating back to the 6<sup>th</sup> Century, the historic estate of The Nunnery, offers picturesque office space surrounded by a designed 'parkland' landscape and sculpture trail. The current Mansion House was originally built in 1823 and has had many additions over the centuries.

The property provides a unique opportunity for individuals or businesses to occupy serviced offices which can be tailored to their requirements.

There is ample on-site parking for tenants and visitors.

## LOCATION

Travelling along the South Quay with Douglas Yacht Club on your right hand side, continue straight on over the roundabout onto the Old Castletown Road. The Nunnery Estate can be found further along this road on the right hand side. There are two main entrances to the Estate with East Gate & Lodge first, followed by West Gate & Lodge.

## ACCOMMODATION

Various Office Suites available on the Lower, Ground, Ground and First Floors in the Mansion House and also Suites in the Stable Block. Shared access to kitchen and WC areas.

## DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee will be required if the lease is being taken in the name of a Limited Company. 1 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

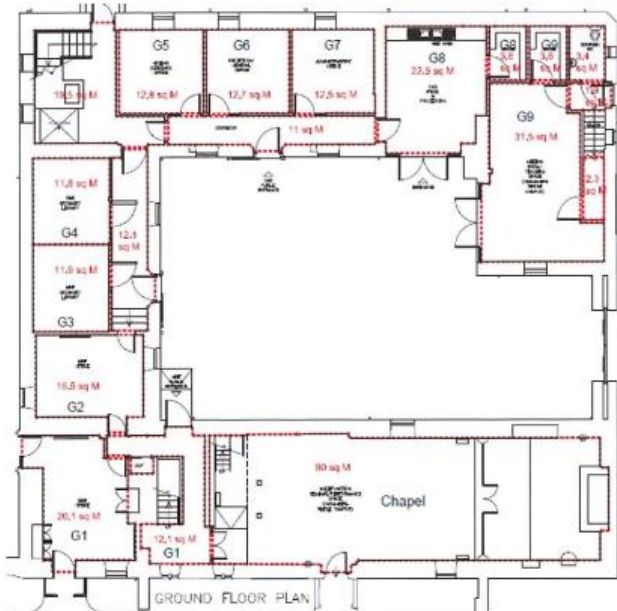
Strictly by appointment through **Black Grace Cowley**.



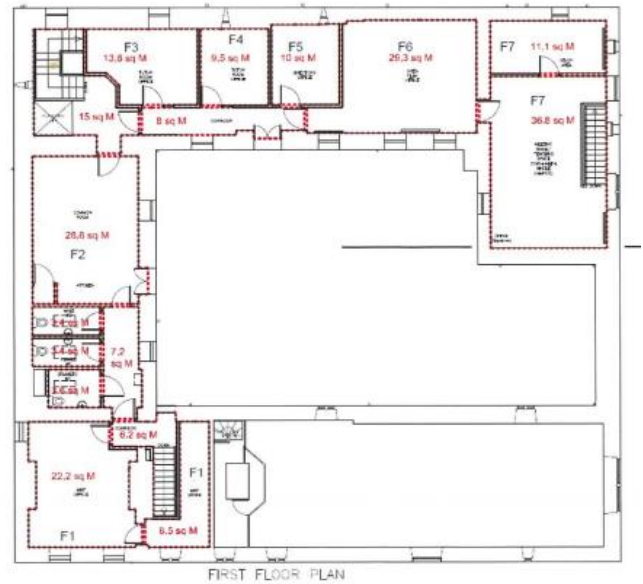


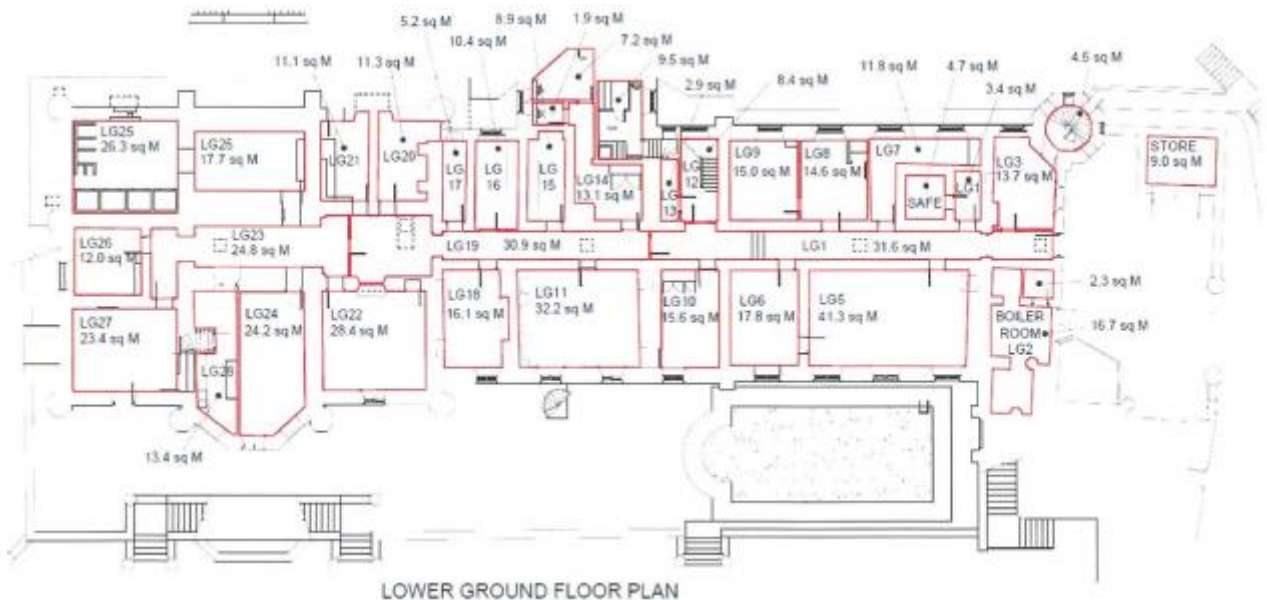


Stable Block - Indicative plans

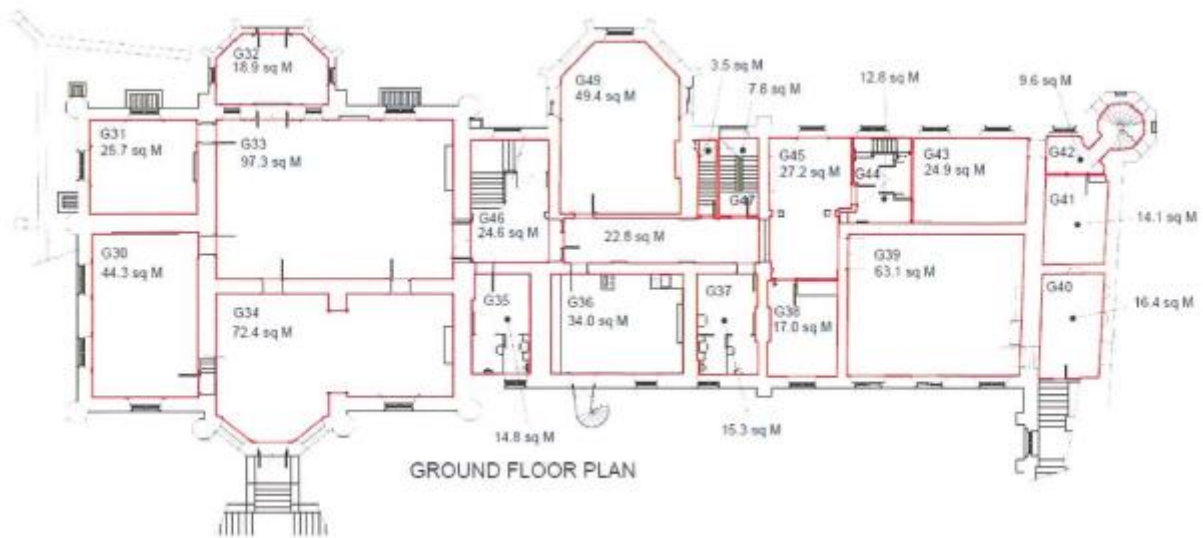


<b>MANSION HOUSE</b>
<b>Ground Floor</b>
G38 (1-2 people)
G43 Option 1 – Whole Office suite
G43 Option 2 – (3-4 people)
Shark Tank
Space Room
<b>Lower Ground Floor</b>
LG3 (3-4 people)
LG8 (3-4 people)
F50 (3-4 people) – available from 1/1/2025
<b>Stable Block</b>
Unit G9 & F7 – Self-contained office suit arranged Over 2 floors





LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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