

TO LET

GROUND FLOOR OFFICE SUITE – £5,652pa excl. Approx 258 sq ft

Finch House, 24 Finch Road, Douglas



- Ground Floor Office Suite in a prime location.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- High specification internal and external finish.
- Suite available from 2nd May 2023.

Over/...

DESCRIPTION

A great opportunity to take a lease of this immaculate, fully refurbished modern office suite located in Finch House, a prime situated detached commercial office building in the centre of Douglas. The suite is open plan and located at the front of the building, with WC's and kitchen situated in the lower ground floor. Viewings are highly recommended.

LOCATION

Travelling along Finch Road from the Promenade, Finch House can be found on the left-hand side, being the headquarters of Douglas Technical Limited.

ACCOMMODATION

- Open Plan Office Suite
- Communal Kitchen to lower ground floor
- Shared WC facilities to lower ground floor

LEASE TERMS/REPAIRING OBLIGATIONS

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

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. Due diligence will also be required on Tenant.

SERVICES

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

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