

# TO LET

OFFICE SPACE - Ground Floor (2,276 sqft), 2<sup>nd</sup> Floor (6,573 sqft) £20.00 psf excl.

## 34 HOPE STREET, DOUGLAS, IM1 1AP



- Modern Open Plan Office Suite in a prominent corner position office building.
- Short distance from Government Offices and within walking distance of all the town centre amenities.
- Thermostatically controlled Comfort Cooling System.
- Raised access floor, suspended ceiling with integral lighting.
- Suites available for immediate occupation.

Over/...

## DESCRIPTION

An opportunity has arisen to take a lease of 2 open plan office suites at 34 Hope Street, occupying a highly prominent corner position. The ground floor and 2<sup>nd</sup> floor suites comprise of open plan working areas and have the added benefit of raised access floors, a suspended ceiling with integral lighting and thermostatically controlled comfort cooling. There is a passenger lift to all floors and ladies and gents WC's.

## LOCATION

Travelling along Lord Street, continue straight through the traffic lights at the junction with Athol Street and Railway Hill onto Peel Road and take the next turning right onto Hope Street. Number 34 can be seen clearly on the left-hand side of the road. Ideally situated within walking distance of all amenities.

## ACCOMMODATION

- **Ground Floor Suite** – approx. 2,276 sq.ft – **available.**
- **1<sup>st</sup> Floor Suite** – approx. 5,853 sq.ft – **(LET)**
- **2<sup>nd</sup> Floor Suite** – approx. 6,573 sq.ft – **available.**
- **3<sup>rd</sup> Floor Suite** – approx. 6,882 sq.ft **(LET)**

## LEASE TERMS/REPAIRING OBLIGATIONS

New effective full repairing and insuring leases are being offered on standard FRI terms.

## 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.

## RENT ON APPLICATION

Depending on specification required.

## CAR PARKING

On-site car parking available at £1,250 per annum per space.

## SERVICES

Mains services are connected.

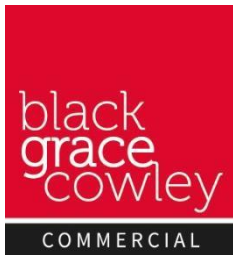
## TENURE

Vacant possession on completion of legal formalities.

## VIEWING

Strictly by appointment through **Black Grace Cowley** ref: **Mark Grace.**





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