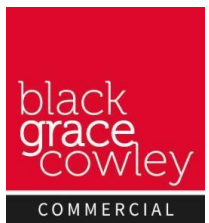
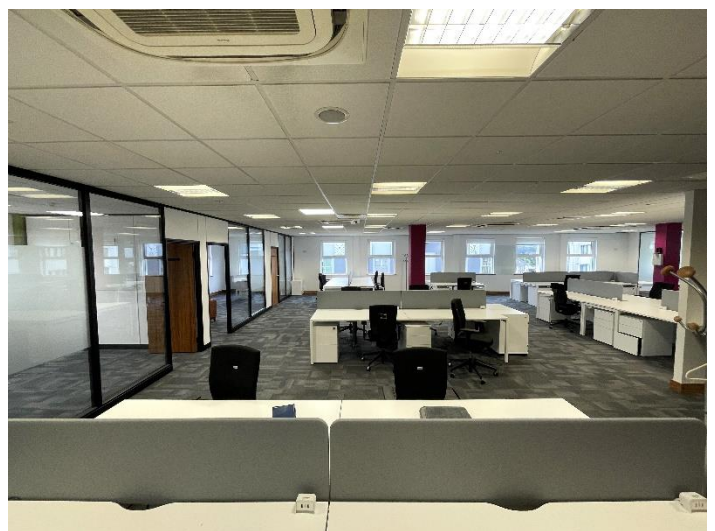


# TO LET

PRIME OFFICE SPACE - £22psf exclusive – Second Floor 3,000 - 6,378 sq ft



## Evergreen House, Circular Road, Douglas



- Modern, second floor office suite, conveniently located in the Centre of Douglas.
- Can be taken as a whole 6,378 sq ft, or part floor 3,000 sq ft.
- Grade A Space – Raised access floors & comfort cooling.
- New communal shower facility.
- 7 x Basement parkingspaces available at an additional cost of £1,300 per space + VAT.
- Impressive, refurbished entrance lobby.

Over/..

## DESCRIPTION

Fabulous, second floor suite available in this modern four-storey building on Circular Road. The building boasts an impressive entrance lobby with glass staircase and the suites benefit from raised access floors, suspended ceilings and comfort cooling. There are brand new WCs on the ground floor and a communal shower room. Basement parking also available at additional cost.

## LOCATION

Evergreen House is prominently situated in a corner position on Circular Road, one of the main arterial roads leading into the town centre, and within easy walking distance of the main Government Offices, Banks and central business district.

## ACCOMMODATION

- **Part Second Floor: Circa 3,000 sq ft**  
or
- **Whole Second Floor: Approx 6,378 sq ft**

## LEASE TERMS

Lease term is flexible and available on standard full repairing and insuring terms via a service charge. Tenant to pay rates and building insurance in addition.

## DIRECTOR'S GUARANTEE/DEPOSIT

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

## SERVICES

Water, electricity and drainage are installed. There is a staff lift serving all floors.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

Further details and viewing arrangements strictly by appointment through the Sole Agents. Please contact Kelly Jones or Mark Grace.



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Black Grace Cowley Limited

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