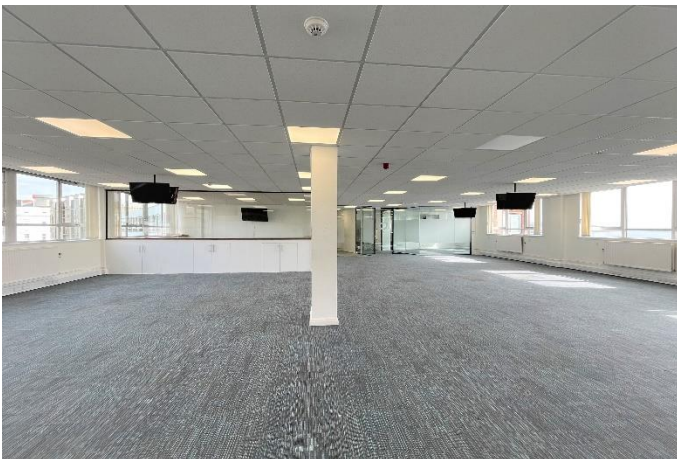


NEW LEASE – OFFICE SPACE



OFFICE SPACE – £40,800 - Approx 2,400 sq ft – NO VAT ON RENT

Victory House, Prospect Hill, Douglas



- A new lease is available in this prestigious, refurbished office building.
- Modern open plan office suite with glass partitioned meeting room, 'auditorium style' conference/meeting room (with two level built-in benches) and a modern kitchen.
- Fabulous views over Douglas Promenade.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Parking spaces available at an additional cost – subject to availability.
- Perimeter trunking for power and data, WCs and passenger lifts located in the common areas.
- Tenants of Victory House have the benefit of a discount in Prime Performance Gym.

DESCRIPTION

An opportunity to take a lease on a modern refurbished, open plan suite and storeroom, situated in a prime location on Prospect Hill, opposite Isle of Man Bank. The suite is located on part of Level 7 and benefits from perimeter trunking for power and data, WCs and passenger lifts located in the common areas. Car parking spaces are available in addition – subject to availability.

LOCATION

Travelling down Prospect Hill, Victory House can be found on the left-hand side at the junction with Athol Street. Other occupiers of Victory House include, Apple iQ, Rossborough Insurance and Prime Performance.

ACCOMMODATION

Part Level 7 – Approximately 2,400 sq ft

- Open plan office space
- Auditorium Style Room
- Glass Partitioned Meeting Room
- Kitchen
- WCs to common areas
- Passenger lifts to all floors

LEASE TERMS/REPAIRING OBLIGATIONS

New lease on standard FRI terms via a service charge. Tenant to pay rates and insurance.

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.

SERVICES

Mains services are installed.

TENURE

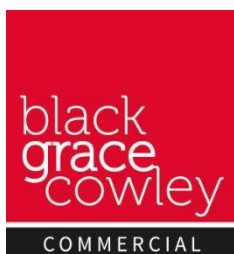
Vacant possession on completion of legal formalities.

LEGAL FEES

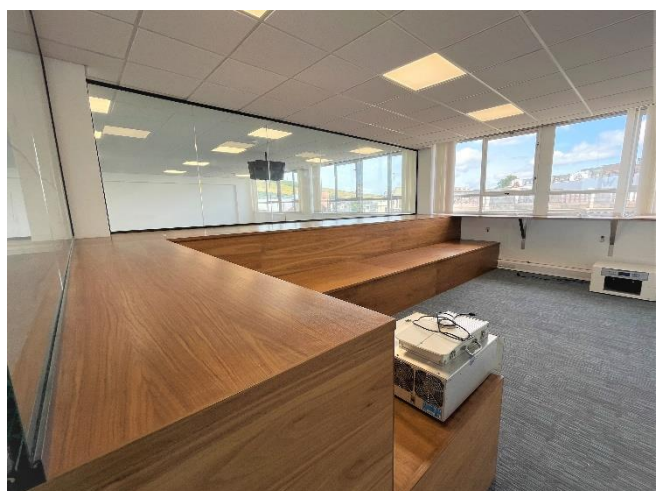
Each party to pay their own legal fees.

VIEWING

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



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