

# TO LET – PRIME OFFICE SPACE



'GRADE A' OFFICE - £21 psf + VAT – Grd Flr 489 sq ft - 1<sup>ST</sup> Flr 3,285 sq ft

Douglas Chambers, North Quay, Douglas, IM1 4LA



- Douglas Chambers is a modern office building overlooking North Quay & Douglas Marina.
- North Quay offers vibrant and contemporary bars, restaurants, and coffee shops.
- Grade A Space – Raised Access Floors & Comfort Cooling.
- It is understood Fibre Optic cabling is installed in the building.
- Both the Ground Floor Suite and 1<sup>ST</sup> Floor Suites are available for immediate occupation.

Over /...

## DESCRIPTION

The former Douglas Hotel now better known as Douglas Chambers has become a contemporary office building situated in an exceptional location with breathtaking views of Douglas Marina. The office spaces boast Grade A amenities, including suspended ceilings with integrated heating/cooling and raised access floors. The building is equipped with Fibre Optic cabling, ensuring advanced connectivity. Welcoming you is a modern entrance lobby, complemented by a passenger lift for access to upper floors. Common areas feature dedicated male and female restrooms for added convenience.

## LOCATION

Travelling south along Lord Street from the Sea Terminal, turn left onto Market Hill. At the junction turn left onto North Quay. Douglas Chambers can be found on the left just before Barbary Coast.

## ACCOMMODATION

**Ground Floor Office (Left) – Approx 489 sq ft – UNDER OFFER**

- Open Plan Office
- Partitioned Meeting Room

**1<sup>st</sup> Floor Office (Right) – Approx 3,285 sq ft**

- Open Plan Office
- 4 x Partitioned Offices
- White gloss kitchen

## 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.

## LEASE TERMS

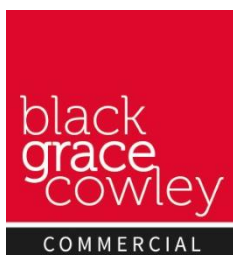
A new lease is available on effective FRI terms via a service charge.

## POSSESSION

Vacant possession upon completion of all legal formalities.

## VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley.**



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