

**TO LET – PRIME OFFICE SPACE**

**‘GRADE A’ OFFICE - £21 psf + VAT – Grd Flr 489 sq ft - 1ST Flr 3,285 sq ft**

A kitchen with white cabinets and black counter tops

Description automatically generatedA room with a carpeted floor

Description automatically generatedA picture containing text, building, outdoor, sky

Description automatically generatedA large room with a white wall and a white counter

Description automatically generated with medium confidenceDouglas Chambers, North Quay, Douglas, IM1 4LA

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* 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 1st Floor Suites are available for immediate occupation.

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| **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  **1st 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.**  A room with a carpeted floor  Description automatically generated |



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### Black Grace Cowley Limited

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