

LEASE ASSIGNMENT

OFFICE SUITES – Lower Grd, Grd & 1st Floor - Approx 11,417 sqft - £19.75 psf excl.

10, Finch Road, Douglas, IM1 2LD



- A Lease Assignment is available on the Lower Ground, Ground and First Floors of this prestigious, fully refurbished office building in the centre of Douglas.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Comfort Cooling System, raised access floors, suspended ceilings and fibre optic cabling into the building.
- Lift access to all floors and parking available to the rear at an additional cost.
- Suites available for immediate occupation on completion of all legal formalities.

Over/...

DESCRIPTION

A great opportunity to take a Lease Assignment on the Lower Ground, Ground and First Floors, in this modern, fully refurbished detached office building on Finch Road. The property benefits from comfort cooling system, raised access floors, suspended ceilings and fibre optic cabling. Lift access to all floors, and Ladies and Gents WCs to the common areas. Car parking available at the rear of the building at an additional cost of £1,250 per space, pa plus VAT.

LOCATION

Travelling along Finch Road from The Promenade, 10 Finch Road stands out as a prominent feature property and can be found on the left hand side.

ACCOMMODATION

Basement Floor Suite – (Approx 3,215 sqft)

- Kitchenette/ Break-out area
- Office Space

Ground Floor Suite – (Approx 3,942 sqft)

- Open Plan Office

First Floor Suite – (Approx 4,260 sqft)

- Open Plan Office

LEASE TERMS

The Lease is for a 10 year term from 6th December 2016, on full repairing and insuring 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.

SERVICES

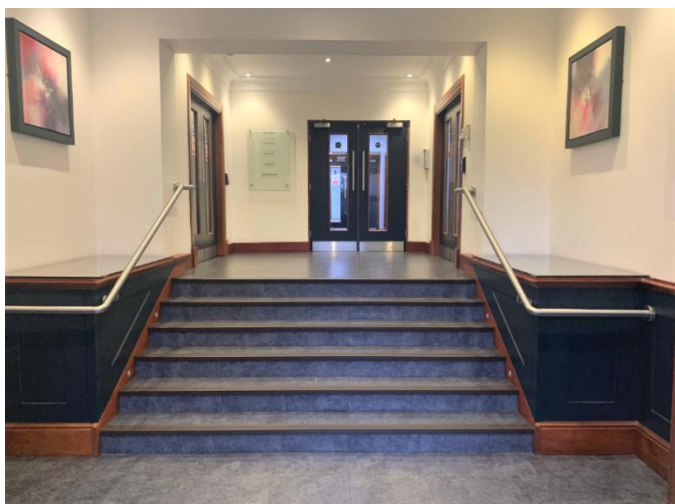
Mains services are installed.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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