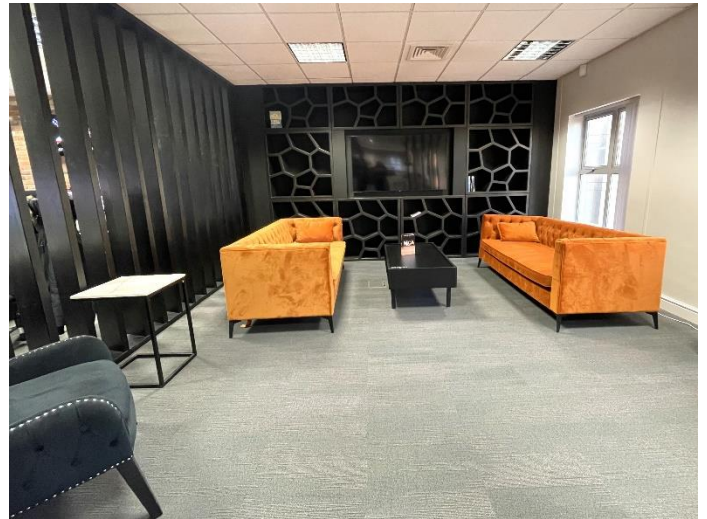


# TO LET – PRIME OFFICE SPACE



'GRADE A' OFFICE - £22 psf + VAT – 1<sup>st</sup> & 2<sup>nd</sup> Floor 3,751 - 7,678 sq ft

1<sup>st</sup> & 2<sup>nd</sup> Floor, Rose House, Circular Road, Douglas



- Two stunning suites available in this modern office building.
- Finished to a high standard, offering a well-balanced mix of open-plan workspaces and informal meeting areas.
- Grade A Space – Raised Access Floors & Comfort Cooling.
- It is understood Fibre Optic cabling is installed in the suite.
- There is onsite basement parking available at additional cost.

## DESCRIPTION

Modern, fully refurbished office space featuring a blend of open-plan areas and glass-partitioned offices. The entrance lobby has recently undergone a complete renovation, and the building is equipped with fibre optic cabling. Amenities include a passenger lift and shared toilet facilities.

## LOCATION

Travelling from the centre of Douglas' financial district up Prospect Hill, turn left at the traffic lights opposite the New Courthouse onto Circular Road. Continue across the next set of lights adjacent to Barclays Bank Eagle Court, and Rose House is situated on the left-hand side of the road opposite the headquarters of Price Waterhouse Coopers.

## ACCOMMODATION

1<sup>st</sup> Floor Office - Approx 3,927 sq ft

2<sup>nd</sup> Floor Office - Approx 3,751 sq ft

## CAR PARKING

Undercover car parking is available at an additional cost.

## 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

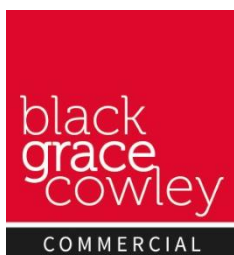
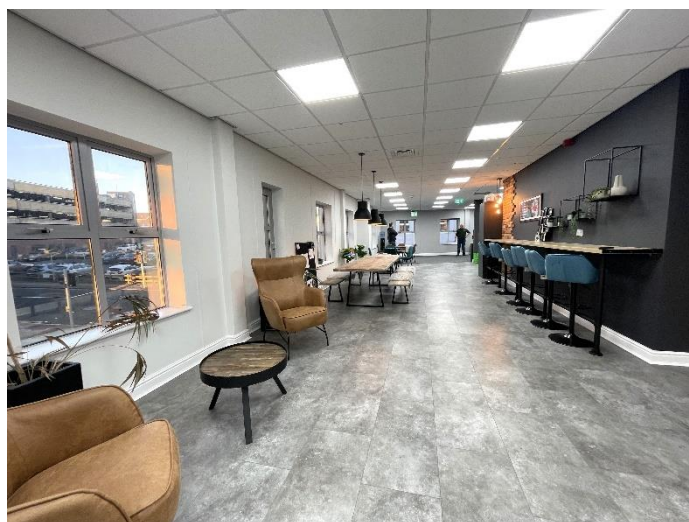
A new lease is available on effective FRI terms via a service charge. Tenant to pay rates and building insurance in addition.

## 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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Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

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