

# TO LET - MODERN OFFICE SUITE



Ground Floor Office Suite – Approx 2,675 sq ft – £18 psf – Ingoing Incentives Available

## 11-13 Hill Street, Douglas



- Ground Floor Office Suite available in this purpose-built modern office building in the heart of Douglas.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Suspended ceilings with integral lighting,
- Onsite parking available at an additional cost of £1,200 pa, per space + VAT.
- Immediate occupation on completion of all legal formalities.

Over/...

## DESCRIPTION

Opportunity to take a modern suite within a purpose-built office building, set to be fitted with new windows throughout. Located in the office/financial district, the property benefits from being close to leading banks, professional offices, Government Offices and The Law Courts. The suite comprise of suspended ceilings, open plan office area with a contemporary partitioned office and a contemporary fitted kitchen with break-out area. There is a modern, furnished communal entrance, stairs and a passenger lift to the upper floors. There is Fibre Optic cabling into the building.

## LOCATION

Travelling up Prospect Hill past the junction with Athol Street, take the next turning on the left into Hill Street where the property will be seen on the left.



## ACCOMMODATION

**Ground Floor – Approximately 2,675 sq ft**

- Open plan Office Space
- Boardroom
- Kitchen/Break-out area

## LEASE TERMS/REPAIRING OBLIGATIONS

New leases are available on standard FRI terms via service charge. Tenant to pay rates and insurance.

## RENT REVIEWS

Standard three yearly upward only rent reviews.



## DIRECTOR'S GUARANTEE/DEPOSIT

A security deposit equivalent to one quarter's rent is to be paid on term commencement and to be returnable on satisfactory expiry of the lease. A director's guarantee will be required if the lease is taken in the name of a limited company.

## SERVICES

Mains services are installed.

## TENURE

Vacant possession on completion of legal formalities.

## LEGAL FEES

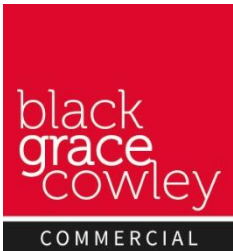
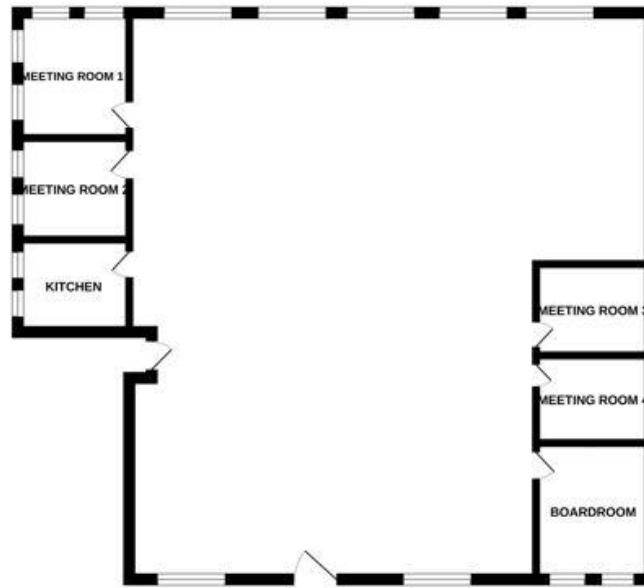
Each party to pay their own legal fees.

## VIEWING

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



GROUND FLOOR



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