

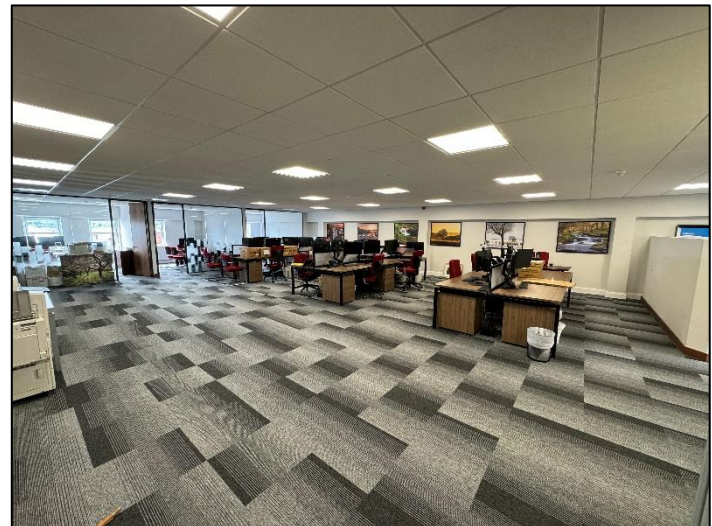
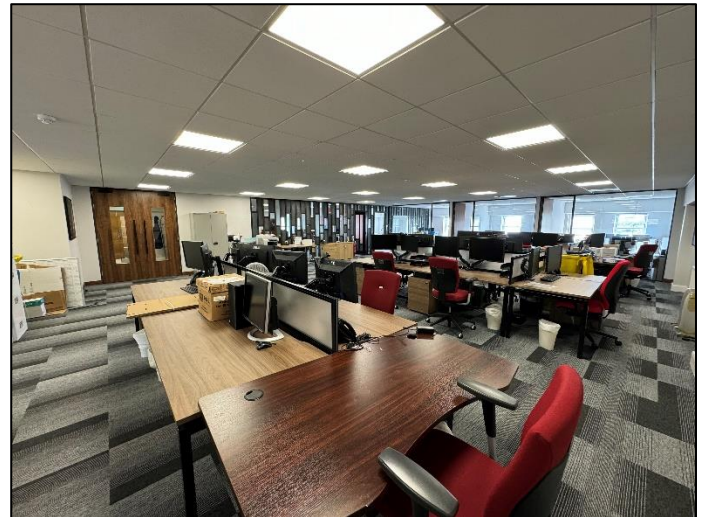
ASSIGNMENT / NEW LEASE



FULLY REFURBISHED TURNKEY OFFICE – 3,025 sq ft - £45,375 + VAT pa

ON-SITE PARKING AVAILABLE IN ADDITION £1,200 PA PER SPACE + VAT pa

3rd Floor Suite, 11-13 Hill Street, Douglas



- Fully refurbished Grade A turnkey office available.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- On-site parking available in addition £1,250 pa, per space + VAT.
- 3rd floor suite with plenty of natural light and fibre cabling.
- Open plan suite with meeting room, kitchen/break-out area and boardroom.

Over/...

DESCRIPTION

Opportunity to take the last suite in this modern, purpose-built building located in the office/financial district - close to leading banks, professional offices, Government Offices and The Law Courts. The suite comprises of a suspended ceiling, 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.

ACCOMMODATION

Third Floor – approx. 3,025 sq ft – Open plan with boardroom and kitchen.

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.

LEASE TERMS

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

FURNITURE

Furniture / computer screens available by way of separate agreement

POSSESSION

Vacant possession upon completion of all legal formalities.

SERVICES

It is understood all mains services are connected to the building.

DEPOSIT & DIRECTOR'S GUARANTEE

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.

SERVICE CHARGE / RATES / INSURANCE

For the period 2024 – 2024:

Isle of Man Government Rates: c. £2,250

Douglas Borough Council Rates: c. £3,200

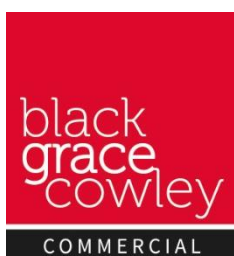
Annual Building Insurance: £712.74

VIEWING

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

REFERENCES

Financial and professional references will be required from prospective tenants and guarantors may be required in the case of limited companies.



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

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