

SUB-LET OPPORTUNITY



4th FLOOR OFFICE SUITES – £19psf excl. + Service Charge – Approx 1,126 – 2,252 sq ft

Analyst House, 20-26 Peel Road, Douglas



- Modern 4th Floor Office Suites, available to sublet in this refurbished purpose-built property.
- Open plan office space, partitioned office/meeting rooms, staff break-out areas, private balconies front and rear.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Raised access floors, suspended ceilings and modular recessed lighting, fully re-fitted WCs and shower facilities to common areas.
- Available for immediate occupation.

Over/...

DESCRIPTION

Great opportunity to sublet the 4th floor of this modern purpose-built property, with interior features including, raised access floors, suspended ceilings with modular recessed lighting, and gas fired central heating. All floors are served by an 8-person high-speed passenger lift, with WCs and shower facilities to the common areas. Suites can be taken separately.

LOCATION

Travelling out of town along Lord Street onto Peel Road, the property can be found on the right-hand side just after the right-hand turning onto Hope Street.

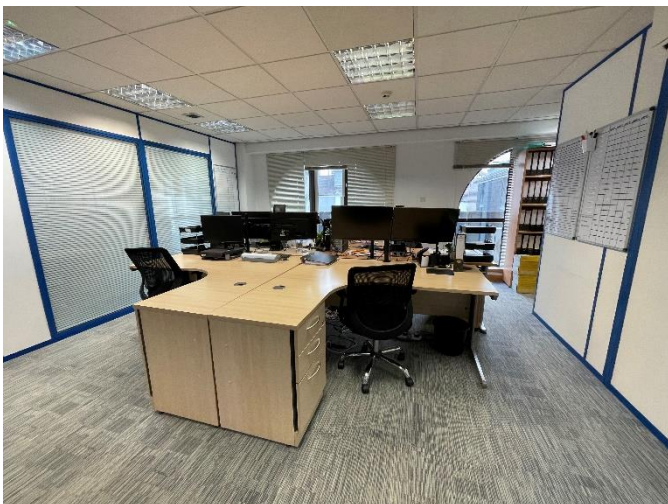
ACCOMMODATION

Left-Hand Suite – 1,126 sq ft

Right-Hand Suite – 1,126 sq ft

- Open Plan Office Spaces.
- Partitioned Office/Meeting Rooms.
- Modern Break-out areas.
- WCs and shower facilities to common areas.

Total approximately – 2,252 sq ft.



SUB-LEASE TERMS/REPAIRING OBLIGATIONS

A sublet is available until 30/09/2028 on standard FRI terms via a service charge. Terms available to extend if required. Sub-tenant to pay rates and insurance.

DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee may be required if the lease is being taken in the name of a Limited Company or 3-month rental deposit.

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**.

**black
grace
cowley**

COMMERCIAL

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

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