

SUBLET OPPORTUNITY

TRANQUIL OFFICE SPACE WITHIN LANDMARK BUILDING – 2,874 sq. ft - £56,053 PA + VAT

ON-SITE PARKING AVAILABLE IN ADDITION - £550 PA PER SPACE + VAT

Part Ground Floor, Heron and Brearley, Old Castletown Road, Kewaigne, Douglas, Isle of Man, IM2 1QG



- Grade A Spec Office with Air Conditioning, LED Lighting, Raised Access Floor and Security Card Access System.
- On-Site Parking Available in Addition £550 pa, per space + VAT
- Partitioned Offices, Boardroom, Large Separate Kitchen and WC's.
- Private Landscaped Grounds with Outdoor Seating.
- Office Furniture Included, Providing a Turnkey Opportunity.

Over/...

DESCRIPTION

Opportunity to sublet the part ground floor office within the landmark Heron & Brearley headquarters. The office space is fully air conditioned, LED Lighting, Large Windows allowing plenty of natural light and Raised Access Floor with Carpet Tiles.

ACCOMMODATION

Part Ground Floor. 2,874 sq ft – Open plan office with boardroom, offices, kitchen / break-out area and WC's.

LOCATION

Travelling down Kewague Hill, where the road joins the Old Castletown Road, there is a gated entrance on the left-hand side. Following the road round to the right and through the landscaped gardens, the office accommodation is situated on the right-hand side, with large car park to the rear.

LEASE TERMS

A sublease is available on standard FRI terms via service charge. Tenant to pay rates and insurance and utilities in addition.

FURNITURE

Furniture included to assist subtenant with a turnkey opportunity ready for immediate occupation.

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 – 2025:

Isle of Man Government Rates: £760.95

Douglas Borough Council Rates: £2,149.36

Annual Building Insurance: £1,039.41

Service Charge: £3,860.06

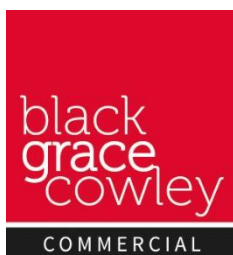
Utilities: c. £5,397.24

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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Black Grace Cowley Limited

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

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