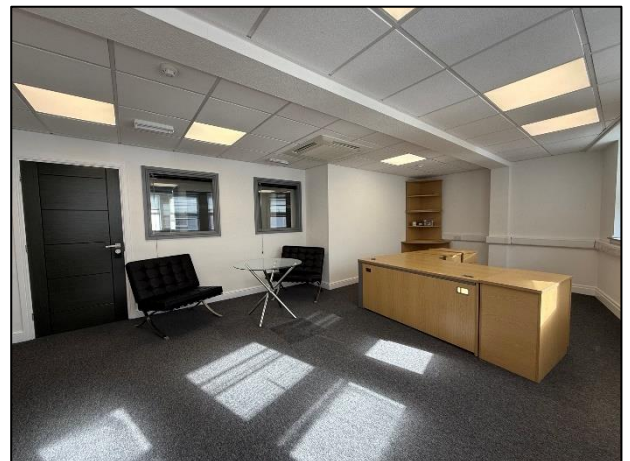


# TO LET

Fully Furnished Office – £1,725 per calendar month exc of VAT - Approx 1,150 sq. ft

## 2<sup>nd</sup> Floor, 28 Victoria Street, Douglas, Isle of Man



- Modern Office Suite available to rent at this prominently positioned building in Douglas City Centre.
- Conveniently located upon the popular Victoria Street, providing close proximity to public transportation links.
- Partitioned office space equipped with furniture, available by way of separate negotiations.
- Demised kitchen and toilet facilities.
- Available for immediate occupation on completion of all legal formalities.

Over/...

## DESCRIPTION

Housed within a multi-occupied property in Douglas City Centre, this office space provides the perfect all encompassed space with its own kitchen and gender specific toilets. The office is furnished; however the furnishings are available by way of separate negotiation.

## LOCATION

Travelling down prospect hill and entering Victoria street the property can be found on the left-hand side after Barclays Bank. The ground floor of the building is occupied by popular bar Oscars with the office spaces above benefitting from a separate personnel door to the left.

## ACCOMMODATION

**c.1,150 sq ft in total**

- Office Space
- Kitchen
- 2 X WCs

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard full repairing and insuring terms via service charge. Tenant to pay own rates, utilities and proportion of the landlord's portfolio insurance premium based on % of floor area occupied of the building.

## RENT REVIEWS

Standard three yearly reviews linked to Manx RPI.

## 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.

## SERVICES

Mains services are installed.

## TENURE

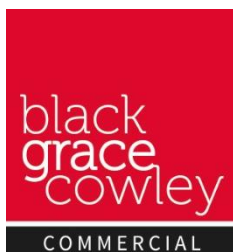
Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



**Sharon Gelling**  
Commercial Department  
**01624 645550 (option 3)**  
[sharon@blackgracecowley.com](mailto:sharon@blackgracecowley.com)

**Ben Quayle**  
Commercial Director  
**01624 645550 (option 3)**  
[ben@blackgracecowley.com](mailto:ben@blackgracecowley.com)

**Tom Walker**  
Commercial Department  
**01624 645550 (option 3)**  
[tom@blackgracecowley.com](mailto:tom@blackgracecowley.com)

### Black Grace Cowley Limited

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

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