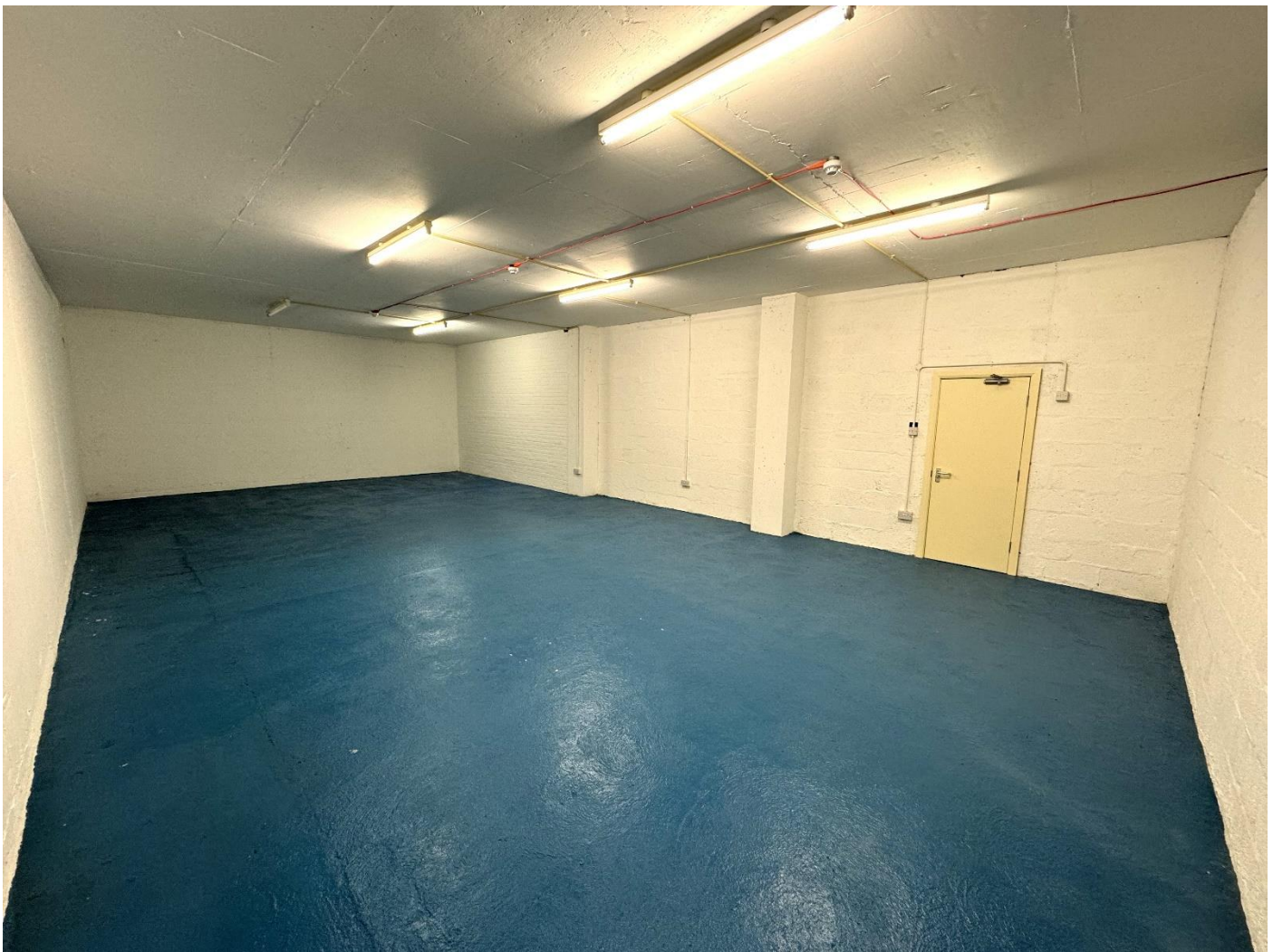


# TO LET



**STORAGE UNIT – Approx 800 sq ft / £1,500 per annum (No VAT on Rent)**

## **HILLARY HOUSE PROSPECT HILL, DOUGLAS, IM1 1EQ**



- Centrally located Douglas storage unit.
- Electric-powered unit for added functionality.
- Spacious, open-plan layout for flexible storage options.
- Fully secured with lock and key for peace of mind.

## DESCRIPTION

An excellent opportunity to lease secure storage space in a prime location. Situated in Hillary House on Prospect Hill, Douglas, this storage area provides a clean, dry environment. Ideally positioned near the island's main retail hub, it offers convenient access and outstanding potential for tenants to capitalise on this unique setting.

## LOCATION

Hillary House is situated right in the heart of the financial and business centre of Douglas, on the corner of Finch Road and Prospect Hill. It is within easy walking distance of the main clearing banks, Capital House and Athol Street, with Government Offices adjacent. Car parking is available on Finch Road at additional cost.

## ACCOMMODATION

Basement                      800 sq. ft

## LEASE TERMS

New leases are available on the basis of £1,500 per annum (No added Vat) plus rates, insurance and electricity.

## 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

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

## LEGAL FEES

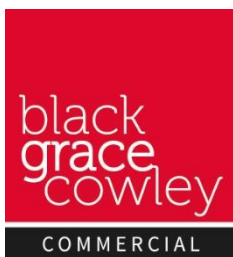
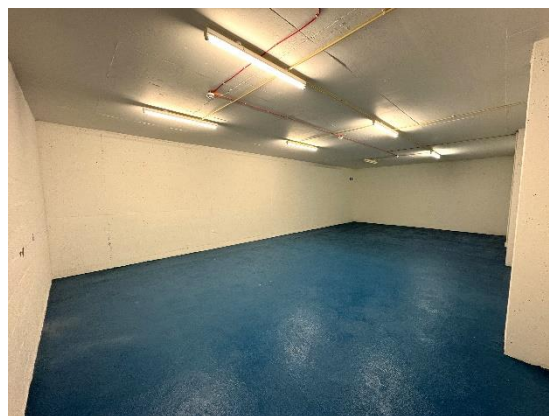
Each party to pay their own legal fees.

## TENURE

Vacant possession upon completion of all legal formalities.

## VIEWING

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



**Sharon Gelling**  
Commercial Department  
**01624 645550**  
[sharon@blackgracecowley.com](mailto:sharon@blackgracecowley.com)  
**Ben Quayle**  
Commercial Department  
**01624 645550**  
[ben@blackgracecowley.com](mailto:ben@blackgracecowley.com)

**Tom Walker**  
Commercial Department  
**01624 645578**  
[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)

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Black Grace Cowley or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.