

# TO LET

Fully Furnished Office Space - £22 psf/pa excl – Part Grd Flr, Level 2 - Approx. 4,640 sq ft

## St.George's Court, Upper Church Street, Douglas



- Fully furnished office accommodation in one of the largest, most prestigious office buildings in the town centre.
- Furnished office with glass partitioned walls, large boardroom, kitchenette and air conditioned comms room
- Security fob access system, LED lighting, white painted walls and new carpet tiles.
- Directly opposite Government Offices and within easy walking distance of all the town centre's amenities.
- 5 Car parking spaces available at £1,300 + VAT per space, per annum.

## DESCRIPTION

St George's Court is one of the most prestigious office buildings on the Isle of Man and is located in the heart of the financial district. The suite is located on ground floor, Level 2, and fitted out to a high standard. 5 Car parking spaces are also available at an additional cost.

## LOCATION

Travelling along Hill Street, St George's Court is situated on the right hand side after St. Mary's Church and wraps around onto Upper Church Street.

## ACCOMMODATION

A modern, open plan office suite extending to approximately 4,640 sq ft that can be easily partitioned to create a bespoke layout.

The suite benefits from:

- Raised access floors and suspended ceilings.
- Integral lighting and comfort heating/cooling system.



## LEASE TERMS/REPAIRING OBLIGATIONS

A new medium to long term lease is sought on effective full repairing and insuring terms via a service charge. The commencing rent will be £22 per sq ft per annum exclusive and the lease will be subject to upward only rent review every three years.

## SERVICES

All mains services are connected.

## TENURE

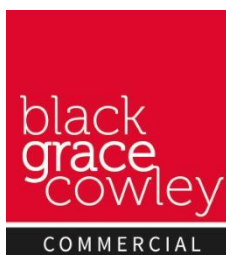
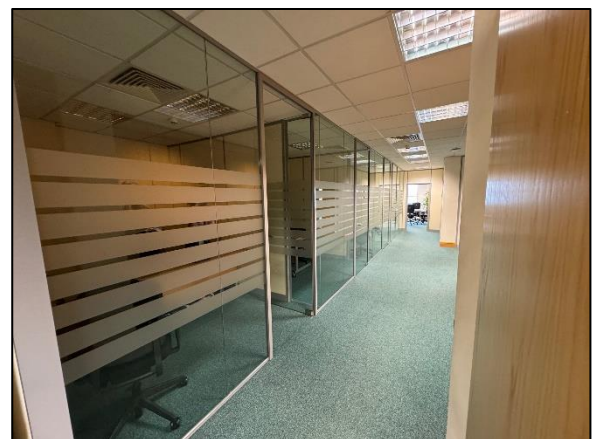
Immediate vacant possession upon completion of the requisite legal documentation.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



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### Black Grace Cowley Limited

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

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