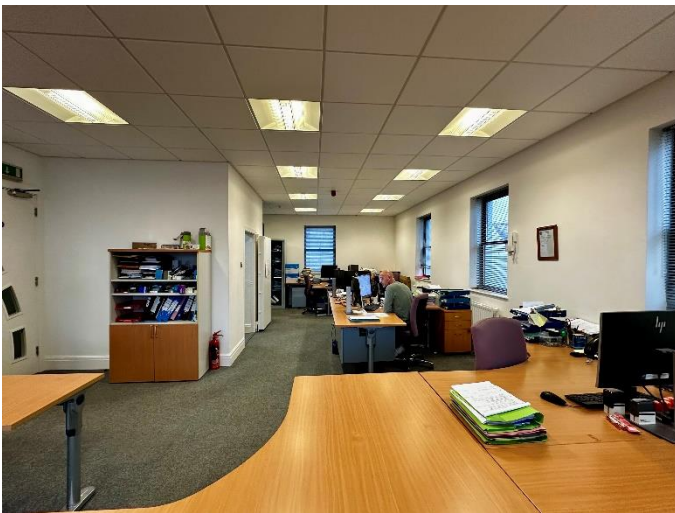


TO LET

MODERN OFFICE SPACE – £28,000 pa excl. - Approximately 1,308 sq ft

Quayside House, 6 Hope Street, Castletown, IM9 1AS



- Modern, fully furnished, First Floor Office Suite and Top Floor Boardroom, located in Castletown overlooking the Inner Harbour.
- **RENT IS INCLUSIVE** of rates, building insurance, electricity and heating.
- Fully equipped kitchen space with additional use of the top floor kitchen also.
- Five parking spaces included in the walled rear car park with electric gates.
- High specification internal and external finish.
- Available from 1st January 2025.

Over/...

DESCRIPTION

Fully furnished, open plan, first floor office suite with top floor boardroom, available in this fabulous three storey modern office building. Stunning views over the Inner Harbour from the rear of the property. Finished to a high standard and showcased by an exemplary art collection throughout. There is a dedicated, fully equipped kitchen within the demise on the first floor, together with use of the top floor Kitchen. WCs to common areas.

The accommodation also benefits from an enclosed walled rear car park with electric gates.

LOCATION

Travelling over the bridge from Bridge Street towards the Castle, take the second turning on the right-hand side into Hope Street where the property can be found a short distance along the right-hand side. A short driveway leads down the west side of the property to the enclosed walled rear car park with gated entrance.

ACCOMMODATION

Ground Floor

- Communal Reception Area – Approx. 337 sq ft

First Floor

- Large open plan office – Approx. 796 sq ft. Incorporating walk-in secure room with air conditioning unit.
- Fully equipped, fitted kitchen – Approx. 50 sq ft.
- Landing with Ladies WC.

Second Floor

- Boardroom – Approx. 462 sq ft. With double doors opening out onto external balcony overlooking the Inner Harbour.
 - Fitted Kitchen
- Landing with Gents WC.

RENT REVIEWS

Standard three yearly upward only rent reviews.

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. Gas fired central heating. Emergency lighting, fire and security alarm system.

TENURE

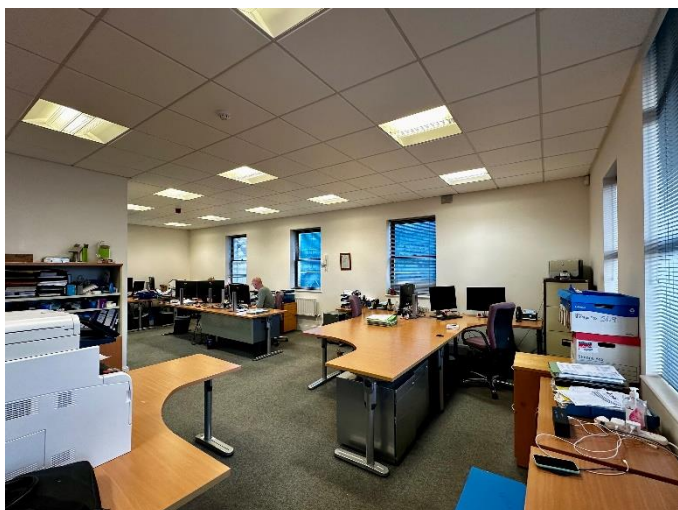
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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

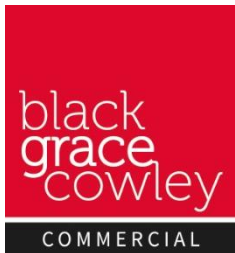
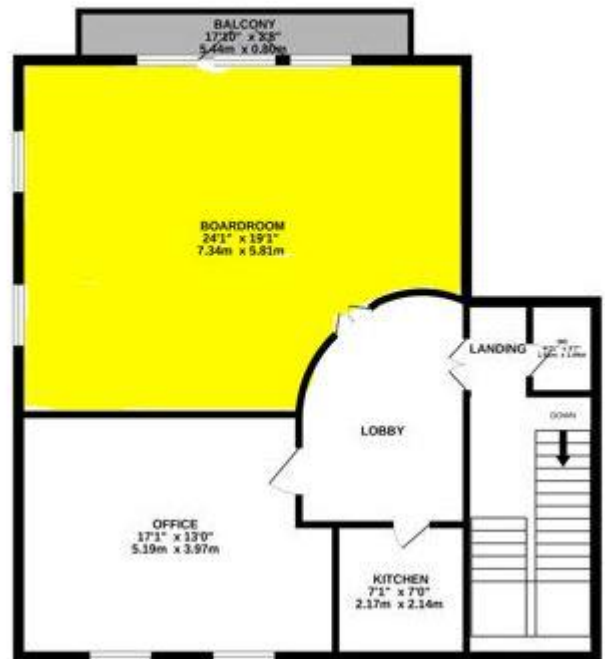






2ND FLOOR

1ST FLOOR



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