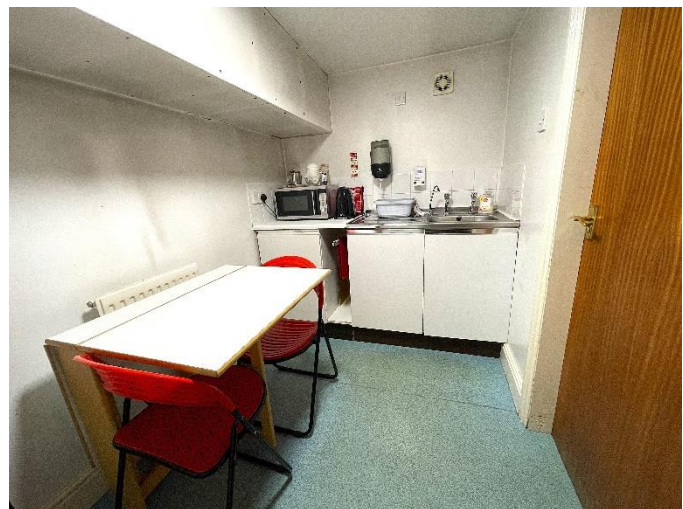


TO LET

MODERN OFFICE SPACE – ALL INCLUSIVE RENT - £11,000 pa + VAT

RENT INCLUDES: Service Charge/Electric/Heating/Rates/Building Ins.

Lower Ground Floor Suite, King Street, Douglas – approx 548 sq ft



- Modern office suite available in this centrally located office building on Victoria Street, offering flexible – all-inclusive rentals. There is a boardroom (with conference call facility) for occasional use, bookable via a diary system – chargeable by the hour.
- Open plan room (furniture can be included), two smaller meeting rooms, own Kitchen and WC.
- The building is wired with CAT 5 Cabling (tenant to organise dedicated broadband) and benefits from suspended ceilings with new integral LED lighting panels and perimeter trunking for power and data.
- Ideally positioned in the heart of Douglas Town Centre - offices, Government Offices, Banks, shops, coffee shops, bars and restaurants are in the immediate vicinity.

Over/...

LOCATION

Travelling down Prospect Hill past Government Offices and the entrance to Athol Street, follow the road around and the property can be found on the right-hand side opposite Barclays Bank. Access for the office suite is via the rear.

ACCOMMODATION

LOWER GROUND FLOOR SUITE

Open Plan Room – approx. 420 sq ft
(Can come furnished if required)

Meeting Room – approx. 80 sq ft

Store Room – approx. 48 sq ft

Shared Kitchen – with table/chairs
WC

RENT REVIEWS

Standard three yearly upward only rent reviews.

DEPOSIT

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

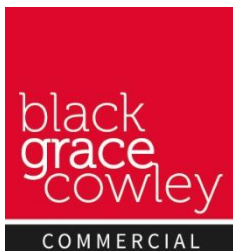
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Strictly by appointment through Black Grace Cowley.



Sharon Gelling
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01624 645550
sharon@blackgracecowley.com
Ben Quayle
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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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