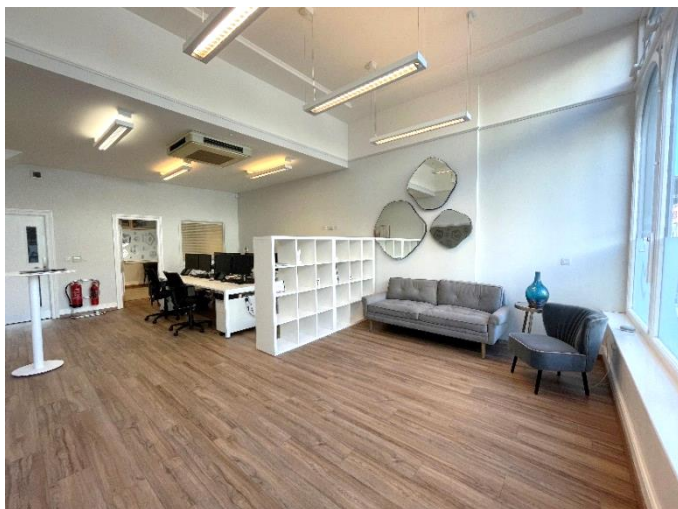


TO LET

OFFICE SPACE - £9,198 per annum + VAT - Approximately 511 sq ft

Ground Floor, Falcon House, Ridgeway Street, Douglas



- Contemporary ground floor office space in the heart of Douglas.
- Completely refurbished to a high standard.
- Versatile office space with private meeting room and WC.

Over/...

DESCRIPTION

A great opportunity to lease contemporary, modern office, decorated to a high standard space situated in the heart of the central business district. The property is easy walking distance of all the main amenities of the town centre and occupies a prominent position on Ridgeway Street.

LOCATION

Travelling from the promenade past the Sea Terminal buildings onto Lord Street continue past the Bus Station in the direction of Peel Road. Falcon House is located opposite Regent House and Armitage House adjacent to Douglas Town Hall.

ACCOMODATION

Ground Floor – approx. 511 sq. ft Comprising open plan office accommodation with versatile areas that are currently split between a welcoming entrance area, office space and a private meeting room. There is also a private WC.

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge. Tenant to pay building insurance and own rates.

RENT REVIEWS

Standard three yearly upward only rent reviews.

DIRECTOR'S GARAUNTEE/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 returnable upon satisfactory expiry of the lease.

SERVICES

Mains services are installed.

TENURE

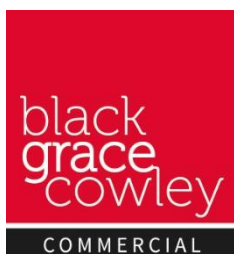
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Strictly by appointment through **Black Grace Cowley** on **01624 645550**.



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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