



TO LET

**Ground Floor Office Suite
Quay House
South Quay
Douglas**

Approx: 1,048 sq ft

Rent: £20psf exclusive inc. Service Charge

DESCRIPTION

Rare opportunity to take a suite in this highly sought after office building. Recently constructed to a high specification, Quay House is situated on South Quay, overlooking Douglas Inner Harbour, The Marina and North Quay – home to contemporary bars and restaurants and various businesses. Quay House is just a few minutes walk from the financial and retail centres of the Island. The accommodation is fitted out to an extremely high standard including raised access floors, recessed lighting and suspended ceilings, this suite also benefits from a glass partitioned meeting room, carpet tiles (both which could be available for purchase subject to separate negotiation) and kitchenette. WCs are in the common areas.

LOCATION

Quay House is located on South Quay in Douglas, one of the main arterial routes between Douglas and Ronaldsway Airport – only 15 minutes away.

ACCOMMODATION

Ground Floor

West side suite - extending to approximately 1,048 sq ft

Open plan space with kitchenette

PARKING

Onsite spaces are available at an additional cost.

LEASE TERMS

Minimum lease term of 3 years. **Rent includes all common area service charges.**

Over/..

These particulars, although believed to be correct, do not form part of an offer or a contract and they are not intended to form any representation of fact. Black Grace Cowley Ltd cannot accept any liability for any errors in the particulars stated, and a prospective purchaser should rely upon his own enquiries and inspection.

Geoffrey P R Black BSc DipArb FRICS MCI Arb Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA

REPAIRING OBLIGATIONS

Internal repairing terms. Tenants to pay building rates, building insurance and waste collection recharged on an occupied floor area basis.

RENT REVIEWS

Standard three yearly upward only rent reviews.

SERVICES

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

DIRECTOR'S GUARANTEE & SECURITY DEPOSIT

A director's guarantee will be required if the lease is taken in the name of a limited company. A security deposit equivalent to one quarter's rent is to be paid on term commencement and to be returnable on satisfactory expiry of the lease.

REFERENCES

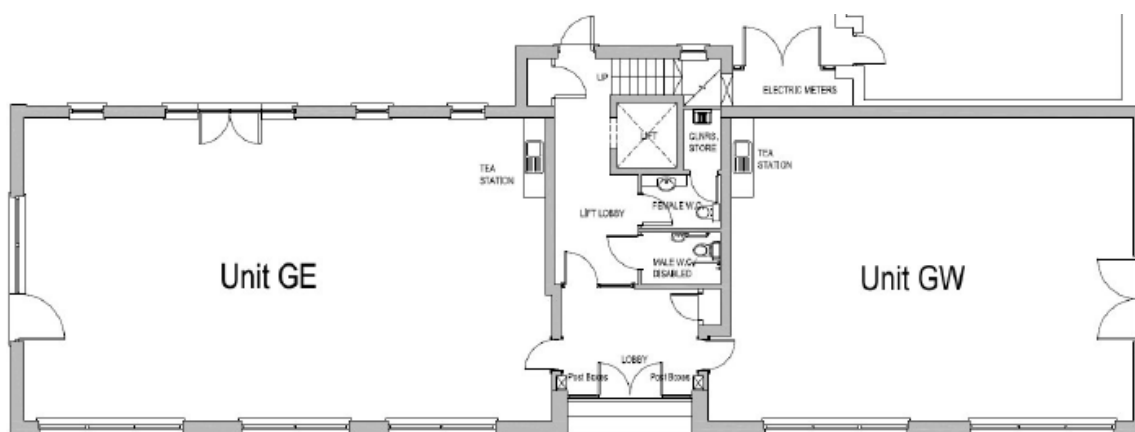
Financial and professional references will be required from prospective tenants and guarantors may be required in the case of limited companies.

POSSESSION

Vacant possession upon completion of all legal formalities.

VIEWING

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



Ground Floor Plan

For identification purposes only.