



TO LET

**1st Floor Office Suite
5 Parliament Square
Castletown**

Approx 383 sq ft

Rent: £5,500 pa exclusive

DESCRIPTION

Modern first floor office suite in the heart of Castletown. Comprises of reception, entrance/informal meeting room and a larger open plan room. The suite has strip lighting, intercom entry system and is served by a gas fired central heating boiler. The suite is light and airy with views of the castle. Ladies & gents WC's are in the common areas.

LOCATION

Travelling into Castletown from Douglas, towards Castle Rushen, the property can be found on the left hand side adjacent to the Old Tynwald Building.

ACCOMMODATION

Room 1 - approx 113 sq ft - comprises of entrance hall/meeting room

Room 2 - approx 270 sq ft - open plan office, wall lighting and intercom service.

LEASE TERMS

New leases are available. Tenant to pay rates and buildings insurance.

REPAIRING OBLIGATIONS

Internal repairing obligations.

RENT REVIEWS

Standard three yearly upward only rent reviews.

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 FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA Andrew K Wallis BSc (Hons) MRICS

SERVICES

It is understood all mains services are connected to the building. The premises are served by a gas fired central heating boiler.

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**.

