

## TO LET

### The Warehouse The Parade Castletown

Area: approx 1,485 sq ft

Rent: £20,000 per annum, exclusive



## DESCRIPTION

Unique self-contained office building situated in the heart of Castletown. The Warehouse occupies a fantastic setting with views over Castletown beach and the harbour and is just off The Square within a minute's walk of all the amenities of the town. The property offers approximately 1,485 sq ft of accommodation arranged over three floors with a boardroom facility on the second floor. There is onsite car parking for 3 cars included.

## LOCATION

Travelling into Castletown Square from the harbour, turn left into The Parade where The Warehouse can be found to the right of St Mary's, overlooking Castletown Square to the front and Castletown Harbour to the rear.

## ACCOMMODATION

### Ground Floor - approx 496 sq ft

Entrance hallway, staircase to upper floors, Open plan reception area/office, WC, kitchenette, store room

### First Floor - approx 547 sq ft

Separate office, open plan area, glass partitioned Director's office, comms room

### Second Floor - approx 442 sq ft

Open plan office/boardroom, separate ladies and gents WCs, kitchenette, store room

### 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 Andrew K Wallis BSc (Hons) MRICS

## **CAR PARKING**

Onsite parking for 3 cars available - included in the rent.

## **LEASE TERMS**

The property is available by way of a new lease on standard FRI terms subject to three yearly upward only rent reviews.

## **RENT REVIEWS**

Standard three yearly upward only rent reviews.

## **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.

## **SERVICES**

All mains services are installed including gas fired central heating and full double glazing.

## **POSSESSION**

Vacant possession upon completion of all legal documentation.

## **VIEWING**

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

