

TO LET



**Modern Refurbished Office Building  
5 & 6 Myrtle Street  
Douglas**

**Rent: £15 psf exclusive**

**Ground Floor: 742 sq ft approx**  
**First Floor: 1,281 sq ft approx**  
**Second Floor: 1,531 sq ft approx**  
**Total: 3,554 sq ft approx**

**DESCRIPTION**

Modern, fully renovated and extended office building, situated within the business district of Douglas, with Government offices nearby and other main financial companies. Suites are wired with CAT 5 cabling via perimeter trunking with some floor boxes and benefit from suspended ceilings with integral LED lighting and electric storage heaters. There is car parking available at the rear of the building at an additional cost and WC's located in the common areas.

**LOCATION**

Travelling up Prospect Hill past the junction with Athol Street and Hill Street, Myrtle Street, is the next turning on the left opposite Government Offices. The building is located on the right hand side of Myrtle Street a short walk from the Law Courts, Government Offices, many clearing banks and all amenities of the town centre.

**ACCOMMODATION**

**Ground Floor – approx 742 sq ft** – comprises two open plan suites – **approx 360 sq ft and approx 381 sq ft**

**First Floor – approx 1,281 sq ft** – comprises of three open plan suites – **approx 310 sq ft, 311 sq ft and 659 sq ft**, a kitchen, white gloss units, and 4 separate ladies and gents WC's.

**Second Floor – approx 1,531 sq ft** - comprises of an open plan office.

**CAR PARKING**

Up to four rear car spaces at £1,000 per annum per space exclusive.

**REPAIRING OBLIGATIONS**

New leases available on effective full repairing and insuring terms via a service charge. Tenant to pay rates and building insurance recharged on an occupied floor area basis.

**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

## **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**.