

TO LET

MODERN OFFICE ACCOMMODATION - £17.50 PSF. No VAT on the rent.



HILLARY HOUSE PROSPECT HILL, DOUGLAS, IM1 1EQ



DESCRIPTION

Open plan, newly refurbished office suites available on a floor by floor basis or the whole building. Arranged over five levels, with a basement level (to be taken with the ground floor). The property benefits from a newly refurbished entrance hall, with planning permission currently in for brand new glass entrance doors. Each office suite contains cabling ducts located around the perimeter of the room, in the ceiling voids and floor. High efficiency gas boilers have recently been installed with modern air handling plant.

LOCATION

Hillary House is situated right in the heart of the financial and business centre of Douglas, on the corner of Finch Road and Prospect Hill. It is within easy walking distance of the main clearing banks, Capital House and Athol Street, with Government Offices adjacent. Car parking is available on Finch Road at additional cost.

ACCOMMODATION

Accommodation	Approx. SQ FT	Approx. SQ M
Basement (to be taken with ground floor)	581	54
Ground Floor	2,298	213.5
First Floor	LET	LET
Second Floor	UNDER OFFER	UNDER OFFER
Third Floor	LET	LET
Fourth Floor	LET	LET

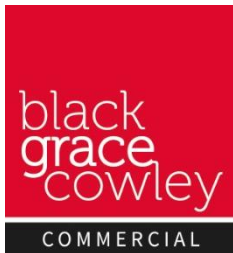
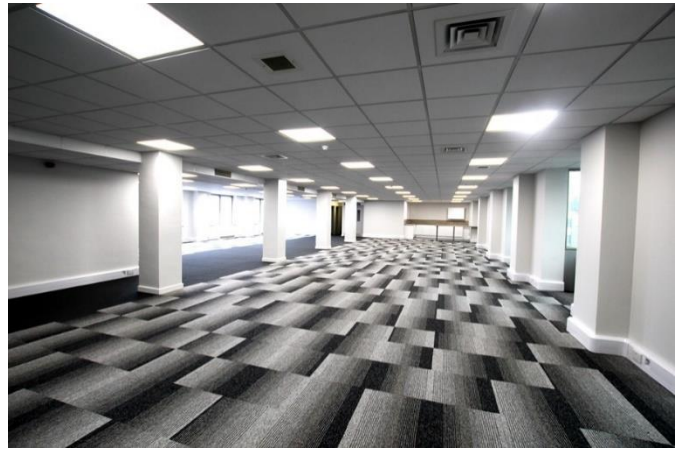
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LEASE

New effective full repairing and insuring leases, via a service charge, are being offered on flexible terms. 3 year upwardly rent reviews to market value.

VIEWINGS

For further details and viewing arrangements please contact the Agents, Black Grace Cowley.



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