



MODERN OFFICES TO LET

High Quality Refurbished Property

Falcon House
22/24 Ridgeway Street
Douglas

Indicative Areas;

Offices from approx - 306 sq ft to 3,807 sq ft

Large Basement Store - approx 414 sq ft

Roof Terrace – approx 422 sq ft - LET

Circulation space – approx. 1,450 sq ft

Ground Floor - £20 psf excl

First, Second, Third Floors - £18 psf excl

Note floors can be split

DESCRIPTION

A rare opportunity to lease modern office space situated in the heart of the central business district. The property is within minutes of all the main amenities of the town centre and occupies a prominent corner position on Ridgeway Street & Lord Street. The office accommodation extends to approximately 3,807 sq. ft. with an additional 836 sq ft of storage/ancillary space throughout the building. Suites are available from 306 sq ft to 3,807 sq ft.

The property is has been refurbished to provide high quality office accommodation in a combination of private offices, boardroom/meeting rooms, staff facilities and open plan space. The 3rd floor has a small roof terrace. The property benefits from two separate staircases, a lift and private underground car garage with space for up to three vehicles plus motorcycles.

LOCATION

Travelling from the promenade past the Sea Terminal buildings onto Lord Street continue past the Bus Station in the direction of Peel Road. Falcon House is located opposite Regent House and Armitage House adjacent to Douglas Town Hall and Quinn Legal.

ACCOMMODATION

Ground Floor – approx. 1,097 sq. ft. - £20 psf exclusive

Excellent open plan and private office space with the benefit of air conditioning to part, and tea station provisions. Basement garage offering secure vehicular and motorcycle parking accessed via rear lane and internal staircase to ground floor office.

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.

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First Floor – approx. 1,414 sq. ft. - £18 psf exclusive

Comprising spacious office accommodation with areas having the provision to install a tea station (tenant cost).

Second Floor – approx. 500 sq. ft. - £18 psf exclusive

Comprising spacious office accommodation with provision to install a tea station (tenant cost).

Third Floor – Office approx. 675 sq. ft. - £18 psf exclusive – LET

Comprising office/meeting room, tea station provision (tenant cost), circulation space & storage. Access to **Roof Terrace approx. 422 sq. ft. - LET**

Basement Store Room – approx. 414 sq. ft. - £7.50 psf exclusive

PARKING

The ground floor office has the benefit of a basement garage facility with parking for up to three vehicles and space for a motorcycle bay.

SERVICES

All mains services will be installed.

LEASE

Medium to long term leases are being sought for the entire building, floor by floor basis or certain individual smaller offices, on effective full repairing and insuring terms, via a service charge. All provisional rents and areas are subject to client confirmation.

POSSESSION

VIEWING

Further details and viewing arrangements strictly by appointment – contact the Agents **Black Grace Cowley**.



