



## TO LET

**2<sup>nd</sup> & 3<sup>rd</sup> Floor Office Suite**  
**Regent House**  
**16-18 Ridgeway Street**  
**Douglas**  
**Isle of Man**

**Price: £71,550 per annum, exclusive**

**Area: Approximately 3,975 sq ft**

## DESCRIPTION

An opportunity to lease this modern and unique space. The suite comprises modern part open plan, part cellular office suite situated over two floors in Regent House, located in the centre of Douglas. The suite is comprised of mainly open plan and partitioned office space, with separate comms room, kitchen, board room, and stationery room. The two floors are linked by an internal wooden 'open' staircase with the top floor benefitting from attic style wooden beams, velux skylights, being part carpeted/part wooden flooring. There is lift access to all floors, and the suite benefits from its own reception area.

## LOCATION

Regent House is situated on the corner of Ridgeway Street and Lord Street, close to leading banks, professional offices and opposite MBL Insurance Brokers. The building is within easy walking distance of all amenities in the busy commercial areas of Victoria Street, Strand Street and Athol Street.

## ACCOMMODATION

2<sup>nd</sup> Floor – approximately 1,998 sq ft:

In more detail the accommodation comprises:

Two private offices, one four person office, two meeting rooms, an open plan area, separate kitchen and post/stationery room.

3<sup>rd</sup> Floor – approximately 1,977 sq ft:

In more detail the accommodation comprises:

Director's office, reception area, board room, open plan office space and separate kitchen. The toilet facilities and lift are in the common parts of the building. There are three car parking spaces with the suite, one in the basement covered car park and two to the exterior. Each space is offered at £1,000 per annum, exclusive.

## **LEASE**

A new lease is offered on full repairing and insuring terms via a service charge.

## **REFERENCES**

Financial and professional references will be required. The lease requires a guarantor.

## **VIEWING**

Strictly by appointment through the Agent, **Black Grace Cowley**