



TO LET

Modern Office Suites
2nd & 3rd Floors
22-24 Victoria Street
Douglas

2nd Floor Area: 1,777 sq ft
3rd Floor Area: 1,777 sq ft
TOTAL AREA: 3,554 sq ft

FLEXIBLE LEASE TERMS AVAILABLE
INCENTIVISED RENT:

Only £16 psf - £28,432 pa exclusive plus VAT
and service charge

DESCRIPTION

An opportunity to lease one or two modern office suites located in the centre of Douglas. Each suite comprises of open plan office space, kitchenette and benefit from raised access floors with CAT 5 cabling, suspended ceilings, integral lighting with passive infrared control, air conditioning and GFCH. The suites can be partitioned as required to suit incoming tenants. Off site parking is available in Shaw's Brow multi-storey car park, a short walk away.

LOCATION

The office suites are located in the heart of Victoria Street between Coffee Republic and Starbucks.

ACCOMMODATION

2nd Floor Suite - Approx 1,777 sq ft

The suite comprises of open plan office space and kitchenette.

3rd Floor Suite - Approx 1,777 sq ft

The suite comprises of open plan office space, a kitchenette, storage room and comms room.

LEASE

Flexible lease terms are being sought on effective full repairing and insuring terms via a service charge. Tenant to pay rates and buildings insurance worked out 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 DipArb FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA

SERVICES

It is understood that all mains services are installed. Gas fired central heating.

REFERENCES

Financial and trade references will be required

SECURITY DEPOSIT

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.

GUARANTEE

Director's Guarantees will be required in the case of Limited companies.

POSSESSION

Vacant possession upon completion of legal formalities.

LEGAL COSTS

Each party to bear the costs of their own reasonable legal fees.

VIEWING

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

3rd Floor Suite:

