



### Prime Modern Office Suites

**Samuel Harris House**  
**St George's Street**  
**Douglas**

**Rent: On Application**  
**(Available on a floor by floor basis or combined)**

**Ground Floor - 8,841 sqft**  
**First Floor - 8,858 sqft**

### DESCRIPTION

Two modern office suites available in this prominent, purpose built building on St George's Street. The suites benefit from raised access floors, comfort cooling/heating, a lift and basement parking. The accommodation is newly redecorated to include repainted and new carpet tiles.

### LOCATION

Travelling along Athol Street, St George's Street is the last turning on the right hand side, just after Britannia Building Society and opposite Zurich Financial Services. Samuel Harris House can be found on the left hand side of the street.

### ACCOMMODATION

Ground Floor - approx. 8,841 sq. ft  
First Floor - approx. 8,858 sq. ft

### PARKING

Car spaces are available with the lease both on and offsite, and there is a multi-storey car park at the top of St George's Street.

### LEASE

New long term leases are available, subject to three yearly upward only reviews to market value

### 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

## REPAIRING OBLIGATIONS

Effective full repairing and insuring terms via service charge. Tenant to pay rates and building insurance in addition.

## SERVICES

It is understood all mains services are connected to the building.

## DIRECTOR'S GUARANTEE

Director's guarantees may be required if the lease is taken in the name of a limited company.

## REFERENCES

Financial and professional references will be required from prospective tenants

## POSSESSION

Vacant possession upon completion of all legal formalities.

## VIEWING

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

