



## TO LET

**Single Occupancy Office Premises**  
**6 Finch Road**  
**Douglas**  
**Isle of Man**

**Approx: 1,600 sq ft**

**Rent: £25,600 per annum exclusive**

**2 On Site Parking Spaces - £1,100pa + VAT**

## DESCRIPTION

An opportunity to take a lease on this attractive, single occupancy office building, ideally located towards the top end of Finch Road close to the junction with Prospect Hill and within easy walking distance of the Registry, the main Clearing Banks and other professional offices. Arranged over four floors, comprising of open plan space, offices, kitchen, WC (with shower), perimeter trunking and some floor boxes, CAT 5 cabling and gas fired central heating. There are 5 car parking spaces at an additional cost. There is a security alarm and video intercom access.

## LOCATION

Travelling up Finch Road from Chester Street car park, the property can be found on the left hand side opposite the junction with Mount Havelock and overlooking the new Law Courts. The property is ideally situated within walking distance of all amenities and immediately across the road from the Government Registry.

## ACCOMMODATION

### Ground Floor

Entrance Hall with Reception, meter cupboard

Office 1 – approximately 176 sq ft

Office 2 – approximately 257 sq ft

### First Floor

Office 1 – approximately 192 sq ft

Office 2 – approximately 165 sq ft – views over Douglas Bay

WC

Storage Cupboard

**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

## **Second Floor**

Office/Comms room, WC with shower, Kitchen, Storage cupboard with gas boiler

## **Lower Ground Floor**

Office 1 - approximately 118 sq ft

Office 2 (rear) - approximately 252 sq ft

WC & Kitchenette

Access to car park

## **LEASE TERMS**

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

## **CAR PARKING**

There are 2 car parking spaces available at an additional cost of £1,100 + vat.

## **SERVICES**

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

## **DIRECTOR'S GUARANTEE**

A director's guarantee will be required if the lease is taken in the name of a limited company.

## **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.

## **REFERENCES**

Financial and professional references will be required from prospective tenants and guarantors may be required in the case of limited companies.

## **POSSESSION**

Vacant possession upon completion of all legal formalities.

## **VIEWING**

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

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