



## FOR SALE

**Warwick House**  
**59/60 Derby Square**  
**Douglas**

**Area: approx 3,100 sq ft**

**Price: £450,000 exclusive**

## DESCRIPTION

An opportunity to purchase this refurbished, modern office premises located in Derby Square, a short distance from the main financial and retail districts of Douglas. The property is currently being leased by the Children's Centre and has been separated into purposefully designed rooms inline with the current Use. Warwick House is in a terrace adjacent to Talbot Blinds and is situated in a well established residential area. The front aspect overlooks Derby Square and its gardens and there is forecourt parking to the front for up to 5 cars.

## LOCATION

Travelling from Douglas town centre continue up Prospect Hill onto Bucks Road, past Prospect Terrace and onto Woodbourne Road. Turn right at the junction of Woodbourne Road and Derby Road and continue down towards the promenade where the entrance to Derby Square can be found on the right hand side a short distance along. Warwick House is clearly identifiable by our For Sale board.

## ACCOMMODATION

### **Net Internal Area: approx. 3,100 sq ft**

The main entrance to the ground floor is off Derby Square via steps and access to the first floor office accommodation is via a communal hallway and staircase. The net internal area of the building, to include office and ancillary accommodation is approximately 3,100 sq ft.

Ground Floor;  
Steps to;  
Entrance lobby and inner hallway  
Storeroom  
Playroom, 2<sup>nd</sup> reception area (off hallway)  
Large open plan room to the rear  
Doors to rear exit  
Bathroom and separate disabled WC  
Fully fitted kitchen

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

**First Floor;**

2 open plan areas

3 offices to the front

3 offices to the rear

Separate ladies and gents WCs

**SERVICES**

All mains services are connected. Fire precautions system.

**POSSESSION**

Vacant possession on completion of the legal formalities. Each party will be responsible for their own legal fees in preparation of a lease.

**VIEWING**

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