

TO LET



PRIME LOCATION OFFICE SPACE AVAILABLE.

RAGNALL HOUSE, 18, PEEL ROAD, DOUGLAS

Second Floor Office Suite approx. 860 sqft - £11,180 pa exclusive.



- Modern, high quality, open plan Office Suite to Second Floor in a prominent corner position in the centre of Douglas.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- CAT 6 wiring, central heating and suspended ceilings with integral lighting.
- Car parking spaces available at an additional cost.
- Suites available for immediate occupation.

Over/...

DESCRIPTION

An opportunity to lease modern, high quality, open plan office suites on the ground and second floor of Ragnall House. The suites benefit from CAT 6 wiring, central heating and suspended ceilings with integral lighting. Car parking spaces are available at an additional cost of £1,200 pa exclusive per space.

LOCATION

Ragnall House is located at the junction with Hope Street on Peel Road which is one of the main thoroughfares into the town centre and is a short distance away from Athol Street.

ACCOMMODATION

Second Floor – Approx. 860 sq ft

- Open plan Office Suite
- Shared WC's
- Potential for a tea station

LEASE TERMS

New leases are available on effective full repairing and insuring terms via a service charge. Tenant to pay rates and building insurance worked out at an occupied floor area basis.

RENT REVIEWS

Standard three yearly upward only rent reviews.

DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee will be required if the lease is being taken in the name of a Limited Company. A 3 month rental deposit will be payable upon signing of the lease and will be returnable upon 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.

SERVICES

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

TENURE

Vacant possession on completion of legal formalities.

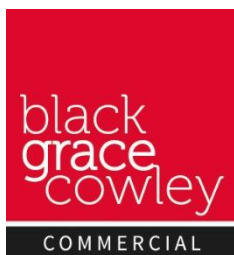
LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Strictly by appointment through **Black Grace Cowley**.





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