

TO LET

SECOND FLOOR OFFICE SUITE – £14 psf - Approx 757 sq ft - £10,598 pa

26 VICTORIA STREET, DOUGLAS, IM1 2LE



- Prime location, self-contained 2nd floor office suite.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Wired with CAT 5 data cabling via perimeter trunking and Fibre Optic cabling.
- Suite available for immediate occupation.

Over/...

DESCRIPTION

A great opportunity to lease a prime situated, self-contained office suite situated on Victoria Street, the main thoroughfare through the business and retail sectors of Douglas. This bright and airy office suite comprises of a front and rear office. There is a large communal kitchen and ladies & gents WC's in the common area. The office is wired with CAT 5 data cabling via perimeter trunking and Fibre Optic cabling. Victoria Street is a well established commercial location with occupiers including Barclays Bank, HSBC, Heritage Homes and Starbucks. There is also a fire precautions system installed.

LOCATION

Travelling down Victoria Street from Prospect Hill continue towards the junction with Strand Street/Duke Street and the property can be found prior to the Heritage Homes Sales and Marketing suite on the left-hand side of the road.

ACCOMMODATION

2nd Floor Office Suite

- Large Front Open Plan Office
- Rear Open Plan Office
- Storeroom
- Ladies & Gents WC's to communal area
- Kitchen to communal area

LEASE TERMS/REPAIRING OBLIGATIONS

Standard full repairing and insuring terms. There is a service charge payable of £6psf in addition to rent to cover communal costs, rates and insurance. Heating and electric is recharged on 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.

SERVICES

Mains services are installed.

TENURE

Vacant possession on completion of legal formalities.

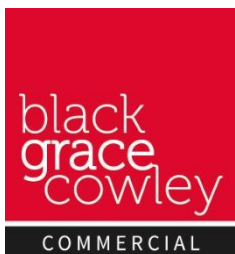
LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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





Sharon Gelling
Commercial Department
01624 645550
sharon@blackgracecowley.com
Ben Quayle
Commercial Department
01624 645550
ben@blackgracecowley.com

Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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