



TO LET

**Modern Refurbished Office Suites
19/21 Circular Road
Douglas**

Rent: £17 psf exclusive

**Ground Floor: 2,036 sq ft approx
Third Floor: 1,190 sq ft approx
Total: 3,821 sq ft approx**

INCENTIVISED INGOING RENTS ARE AVAILABLE

DESCRIPTION

Modern, fully refurbished open plan suites available in this purpose built office building, situated within the business district of Douglas. Other occupiers on Circular Road include Capital International, PWC, the Isle of Man Government and Microgaming. Suites are wired with CAT 5 cabling via perimeter trunking and benefit from suspended ceilings with integral lighting and kitchens within the suites. There is basement car parking at an additional cost and WC's are located in the common areas. The building has recently had a complete new roof, new UPVC windows and has been repainted.

LOCATION

Situated on Circular Road, one of the main arterial roads leading into the centre of Douglas, the property is well located within walking distance of the main Government Offices, clearing banks and all amenities of the town centre.

ACCOMMODATION

Ground Floor

Communal entrance hall, staircase and passenger lift

Ground Floor Office Suite – 2,036 sq ft

Self contained open plan office suite with kitchen/breakout area.

First Floor Office Suite – Front – 690 sq ft – LET

Second Floor – 2,260 sq ft - LET

Third Floor – Rear – 1,190 sq ft

Open plan suite, with glass partitioned meeting room and fitted kitchen.

Third Floor – Front – 595 sq ft - LET

Open plan area with double sliding doors to boardroom, kitchenette.

CAR PARKING

Onsite parking available at an additional cost.

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.

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REPAIRING OBLIGATIONS

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

GUARANTOR/DEPOSIT

Directors/shareholders guarantees will be required if the lease is taken in the name of a Limited company. Security deposit equivalent to 3 months rent will be required.

REFERENCES

Financial and professional references required.

LEGAL COSTS

Each party to pay their own legal costs in the preparation of the legal documentation.

SERVICES

All mains services are installed. Gas fired central heating. Fire precautions system.

VIEWING

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

