

# TO LET

OFFICE SPACE – £21.50 psf excl – Approx 2,715 sq ft

## MILLENIUM HOUSE, SUMMERHILL BUSINESS PARK, VICTORIA ROAD, DOUGLAS



- Fully refurbished modern ground floor office suite ideally located and only 5 minutes drive from Douglas Town Centre.
- Upto 18 car parking spaces available at £650 per annum per space exclusive.
- Raised access floor.
- High specification internal and external finish.
- Suite available for immediate occupation.

Over/...

## DESCRIPTION

Millenium House is a fully refurbished modern office building and is ideally located office only 5 minutes drive from Douglas Town Centre. The suite is bright and airy, enjoys attractive views over Douglas Bay and benefits from raised access flooring. The ground floor suite has been redecorated, re-carpeted and the toilets have been refurbished to provide attractive space ready for immediate occupation.

## LOCATION

Travelling along Victoria Road from Broadway, Summerhill Business Park can be found on the right hand side, just prior to the main Shoprite store. Turning into Summerhill Business Park, follow the round round to the right and Millenium House can be found on the left hand side. Other tenants on the estate include Oak Group, IQ-EQ (Isle of Man) Ltd, ILS Fiduciaries (IOM) Limited and Kreston IOM.

## ACCOMMODATION

### 'West' Ground Floor Suite – Approx 2,715 sq ft

- Attractive entrance lobby.
- Modern open plan office suite.
- Fitted kitchen area.
- Communal ladies and gents toilets.
- Upto 18 on site car parking spaces available at £650 per annum per space.

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge. Tenant to pay rates and insurance.

## RENT REVIEWS

Standard three yearly upward only rent reviews based on the increase in the rental price index (capped and collared).

## 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. Gas fired central heating system.

## TENURE

Vacant possession on completion of legal formalities.

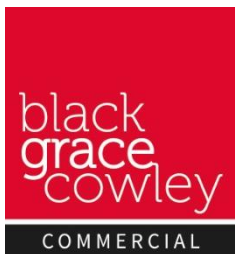
## LEGAL FEES

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](mailto:sharon@blackgracecowley.com)

**Ben Quayle**  
Commercial Department  
**01624 645550**  
[ben@blackgracecowley.com](mailto:ben@blackgracecowley.com)

**Black Grace Cowley Limited**

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Lambert Smith Hampton or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.