



TO LET

**MODERN GROUND FLOOR REFURBISHED
OFFICE SUITE**
Millennium House
Summerhill Business Park
Victoria Road
Douglas

Area: Approx 2,715 sq ft

Rent: £21.50 psf exclusive of VAT

**Up to 18 Car Parking Spaces Available @
£650.00 per space exclusive of VAT**

DESCRIPTION

Millennium House is a fully refurbished modern office suite in an ideally located office building only 5 minutes drive from the Town Centre. Benefitting from a raised access floor, bright airy accommodation and up to 18 car parking spaces, the suite has been redecorated, re-carpeted, and the toilets 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. Millennium House can be found to the lower end of the estate, enjoying attractive views over Douglas Bay. Other tenants on the estate include Royal Bank of Scotland International; First Names Group; Kreston; and ILS Fiduciaries.

ACCOMMODATION

- Large car park around the building giving access to main entrance.
- Attractive entrance lobby with communal ladies and gents toilets.
- East Suite – Kreston Isle of Man Limited.
- West Suite – Approx 2715 sq ft of modern open plan office accommodation. Fitted kitchen area.

OUTSIDE

Up to 18 on site car parking spaces are available with the suite (£650 per annum per space exclusive).

SERVICES

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

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.

Geoffrey P R Black BSc FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA Andrew K Wallis BSc (Hons) MRICS

LEASE

A new lease is available on effective FRI terms via service charge, and subject to three yearly rent reviews based on the increase in the rental price index (capped and collared). Medium to long term lease available.

VIEWING

Further details and viewing arrangements – Contact Estate Agents **Black Grace Cowley Limited**.

