

COMMERCIAL



TO LET

Modern Office Suites
10-12 Prospect Hill
Douglas

2nd Floor Suite – approx 1,184 sq ft
Mezzanine Suite – approx 850 sq ft

Rent: £16 psf exclusive
No VAT Applicable to Rent

DESCRIPTION

A good opportunity to lease modern refurbished office suites in this prominent building situated at the entrance to Athol Street - within the vicinity of all main Banks, Government Offices, the retail street of Douglas Town Centre. Both suites have been repainted and re-carpeted and benefit from suspended ceilings with integral lighting, cabling via perimeter trunking, modern kitchenettes and superb views over Douglas Promenade (2nd Floor suite).

LOCATION

Travelling down Prospect Hill from Government Offices, No. 10-12 can be found on the left hand side opposite the junction for Athol Street.

ACCOMMODATION

Mezzanine Suite – approx 850 sq ft

Comprises open plan suite with two glazed partitioned meeting rooms, kitchenette

Second Floor Office Suite - approx 1,184 sq ft

Comprising open office area, glass partitioned meeting rooms & boardroom and kitchenette.

LEASE TERMS

New leases available on Effective Full Repairing and Insuring Terms via a service charge.

RENT REVIEWS

Three Yearly upward only rent reviews.

SERVICES

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

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 DipArb FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA Andrew K Wallis (Hons) MRICS

DIRECTOR'S GUARANTEE

A director's guarantee will be required if the lease is taken in the name of a limited company.

SECURITY DEPOSIT

A security deposit equivalent to one quarter's rent is to be paid on term commencement and to be returnable on 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.

POSSESSION

Vacant possession upon completion of all legal formalities.

VIEWING

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



2nd Floor Suite



Mezzanine Level