

COMMERCIAL



## TO LET

**Modern Office Suite**  
**10-12 Prospect Hill**  
**Douglas**

**Approx: 850 sq ft**

**Rent: £16 psf exclusive**  
**No VAT Applicable to Rent**

## DESCRIPTION

A good opportunity to lease a modern refurbished office suite in this prominent building situated at the entrance to Athol Street - within the vicinity of all main Banks, Government Offices and the retail section of Douglas Town Centre. The suite has been repainted and re-carpeted and benefits from a kitchenette and 2 x glazed office/meeting rooms, suspended ceiling with integral lighting and cabling via perimeter trunking.

## LOCATION

Travelling down Prospect Hill from Government Offices, No.s 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

## LEASE TERMS

New leases available on Effective Full Repairing and Insuring Terms via a service charge. Tenant to pay rates.

## 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**.

### **2<sup>nd</sup> Floor Suite**

