



## TO LET

**Offices Suites or Whole Building**  
**14-16 Nelson Street**  
**Douglas**

**Approx: From 1,075 sq ft to 4,425 sq ft**  
**Rent: £16 per sq ft exclusive**

**Generous ingoing incentives offered**  
**No VAT on rent**

## DESCRIPTION

Modern, purpose built offices available on a floor to floor basis or as a whole, laid out over ground, first floor and second floors. Benefitting from suspended ceilings with integral lighting, some partitioned offices and a boardroom. The building has been redecorated and recarpeted. Cabling installed throughout via wall trunking. In addition, there is an adjoining 850 sq ft of modern office space which can also be taken.

Conveniently situated in the heart of the financial and business centre of Douglas and other conveniences that the Town Centre has to offer.

## LOCATION

The building is approached by travelling along Market Street, past the entrance to Marks and Spencer. Sovereign House can be found on the right hand side just before the junction with Victoria Street.

## ACCOMMODATION

Office accommodation spread over three floors. In more detail, the accommodation comprises:

### **Ground Floor - approx 1,075 sq ft**

Comprising open plan area, separate Ladies & Gents WC's, kitchen

### **First Floor - approx 1,270 sq ft**

Comprising server room, separate Ladies & Gents WC's, kitchen

### **Second Floor - approx 1,230 sq ft**

Comprising second floor rear area with an open plan space, 1 office, kitchen and separate WC.

### **Second Floor Adjoining Suite – approx 850 sq ft**

Comprising of open plan area, boardroom, meeting room, kitchen and separate Ladies & Gents WC's.

## 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

## REPAIRING OBLIGATIONS

Standard full repairing and insuring terms. Tenant to pay rates and building insurance in addition.

## RENT REVIEWS

Standard three yearly upward only rent reviews

## SERVICES

Mains services are installed. Gas fired central heating and air conditioning throughout.

## DIRECTOR'S GUARANTEE & SECURITY DEPOSIT

A director's guarantee will be required if the lease is taken in the name of a limited company. 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. Financial and professional references will be required from prospective tenants and guarantors may be required in the case of limited companies.

## VIEWING

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

