



TO LET

Modern Office Suite

**Sixty Circular Road
Douglas**

Ground Floor Approx 1,701 sq.ft
Second Floor Approx 2,794 sq.ft

Rent: £20.00 psf exclusive subject to review in line with the head lease, payable quarterly in advance by bankers order.

DESCRIPTION

An opportunity to lease prominent modern office suites in a prestigious office building located at the heart of the Islands Financial District. The building is serviced by comfort cooling, with a high specification internal and external finish. Suites available for immediate occupation.

LOCATION

Travelling up Prospect Hill from Victoria Street, continue past the Isle of Man Government Buildings up to a set of traffic lights adjacent to the Courts of Justice. Turn left at the lights and continue along Circular Road, straight over the next set of lights and No. 60 Circular Road can be found opposite Rose House on the right hand side, adjoining the new Microgaming Headquarters.

ACCOMMODATION

Main reception area with door into:

Ground Floor Suite:

Mainly **open plan self-contained office suite** of approximately **1,701 sq. ft.** Floor to ceiling windows overlooking Circular Road with Venetian style slatted privacy blinds and two private offices.

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 BSc (Hons) MRICS

Kitchen; approx. 9'4 x 7'3, selection of wall and base units.
Cloaks area, door to fire escape.

Second Floor Suite:

Mainly open plan suite of approx. **2794 sq. ft.** having recently been refurbished and providing excellent quality office space.

LEASE TERM

Lease term negotiable

A new lease is available, subject to review in line with the head lease. Standard FRI terms via service charge.

SERVICES

Mains services are installed.

POSSESSION

Vacant possession on completion of legal formalities.

REFERENCES

Financial and professional references are required.

LEGAL FEES

Each party will be responsible for their own legal fees.

VIEWING

Strictly by appointment through Black Grace Cowley.