

TO LET

OFFICE SPACE - 2nd Floor (2,794 sq ft) - £20 psf excl.

SIXTY, CIRCULAR ROAD, DOUGLAS, IM1 1AE



- Modern Office Suite in a prestigious office building.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Comfort Cooling System.
- High specification internal and external finish.
- Fibre and CAT 5 cabling into building.

Over/...

DESCRIPTION

An opportunity to lease a prominent modern office suite 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 Court 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

Second Floor Suite

- Mainly open plan suite, approx. 2,794 sqft.
- WC's to common areas.

LEASE TERMS

Lease term negotiable. A new lease is available. Subject to review in line with the head lease, payable quarterly in advance by bankers order. Standard FRI terms via service charge.

DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee will be required if the lease is being taken in the name of a Limited Company. A 3 month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

SERVICES

Mains services are installed.

TENURE

Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Strictly by appointment through **Black Grace Cowley**.



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Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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