



TO LET

Storage Available

Lower Ground Floor
Victory House
Prospect Hill
Douglas

Units from 230 sq ft - 607 sq ft.
Rent: £4.00 per square foot exclusive

DESCRIPTION

An opportunity to take a new lease on various storage units, located on the Lower ground Floor at Victory House.

SITUATION

This prominent building is situated right in the heart of the financial and business centre of Douglas, on Prospect Hill, is within easy walking distance of the all of the main clearing banks, Capital House and Athol Street with Government Offices adjacent.

ACCOMMODATION

Unit No. 1 – 607 sq ft
Unit No. 2 – 230 sq ft
Unit No. 5 – 242 sq ft

SERVICES

Mains services are installed, including a fire alarm system.

LEASE TERMS

A new leases are available at £4.00 per sq ft exclusive plus rate and insurance. There is no VAT payable on the rent.

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 MCI Arb Mark N Grace BSc MRICS
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POSSESSION

Vacant possession on completion of all legal formalities.

VIEWING

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