



**TWO MODERN OFFICE SUITES
(Available as a Whole or Separately)**

**3rd Floor Office Suites
Quay House
South Quay
Douglas**

**West Unit: Approx: 1,105 sq ft
East Unit: Approx: 1,440 sq ft
2,545 sq ft**

Rent: £20psf exclusive of VAT

NO SERVICE CHARGE IN ADDITION

DESCRIPTION

Rare opportunity to take a suite, or suites, in the popular Quay House. The building is situated on South Quay, overlooking Douglas Inner Harbour, The Marina and North Quay – home to contemporary bars and restaurants and various businesses. Quay House is just a few minutes walk from the financial and retail centres of the Island. The accommodation is open plan and benefits from raised access floors and kitchenettes - the West Suite also has a partitioned boardroom. The common areas are fitted out to a high, contemporary standard, there is a passenger lift, onsite parking to the rear and WCs are in the common areas.

LOCATION

Quay House is located on South Quay in Douglas, one of the main arterial routes between Douglas and Ronaldsway Airport – only 15 minutes away.

ACCOMMODATION

Ground Floor

West side suite - extending to approximately 1,048 sq ft
East side suite - extending to approximately 1,480 sq ft
Open plan space with kitchenettes

PARKING

Onsite spaces are available at an additional cost.

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.

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LEASE TERMS

A sub-lease is available. **There is no common area service charge.**

REPAIRING OBLIGATIONS

Internal repairing terms. Tenants to pay building rates, building insurance and waste collection recharged on an occupied floor area basis.

SERVICES

It is understood all mains services are connected to the building.

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**.

