

LEASE ASSIGNMENT

**Refurbished Office Suite
11-13 Hill Street
Douglas**

**1st Floor Suite Approx: 3,025 sq ft £15 psf
4 Onsite parking available in addition £1,000 pa per space + VAT**



DESCRIPTION

A lease assignment is available in this modern, purpose built building located in the office/financial district - close to leading banks, professional offices, government offices and The Law Courts. The suite comprises of an open plan area with 4 peripheral offices, a boardroom and fitted kitchen. There is a modern furnished communal entrance, stairs and a passenger lift to the upper floors. There is Fibre Optic cabling into the building.

LOCATION

Travelling up Prospect Hill past the junction with Athol Street, take the next turning on the left into Hill Street where the property will be seen on the left.

ACCOMMODATION

First Floor - approx 3,025 sq ft – open plan with 4 offices, boardroom, kitchen.

SERVICES

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

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

SECURITY DEPOSIT & DIRECTOR'S GUARANTEE

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. A director's guarantee will be required if the lease is taken in the name of a limited company.

LEASE TERMS

A lease assignment is available on standard FRI terms via service charge. The lease expires on 16th March 2021. Tenant to pay rates and insurance.

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**.

