

TO LET

1st & 2nd FLOOR OFFICE SUITES AVAILABLE - £17.50 psf exclusive

1st Floor Approx 1,430 sqft - 2nd Floor Approx 1,670 sqft
ARMITAGE HOUSE, RIDGEWAY STREET, DOUGLAS



- Unique, modern and light open plan first and second floor Office Suites on a prominent corner position in Douglas.
- 2nd Floor features include stunning re-instated, architectural exposed beams.
- Can be taken separately or together.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Integral lighting and fully wired for power and data.
- Kitchenette and private office/boardroom to both floors.

Over/...

DESCRIPTION

Armitage House occupies one of the most prominent corner positions in Douglas with access via either Ridgeway Street or Lord Street. The property has been completely renovated in recent years including the installation of a lift, new suspended ceilings with integral lighting and the building is fully wired for power and data. WC's are in the common areas. Additional storage and archive space is available within the basement.

LOCATION

Travelling along Lord Street from Peel Road, Armitage House occupies a prominent corner position at the junction with Ridgeway Street, opposite Douglas Town Hall.

ACCOMMODATION

First Floor Suite – approximately 1,430 sq ft.

- Open plan office
- Kitchenette
- Boardroom

Second Floor Suite – approximately 1,670 sq ft.

- Open plan office
- Private Office
- Kitchenette

LEASE TERMS

Available on new medium term leases at commencing rentals of £17.50 psf, exclusive of VAT and service charge, and with three yearly rent reviews. Tenant to pay rates and insurance. Effective FRI via a 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

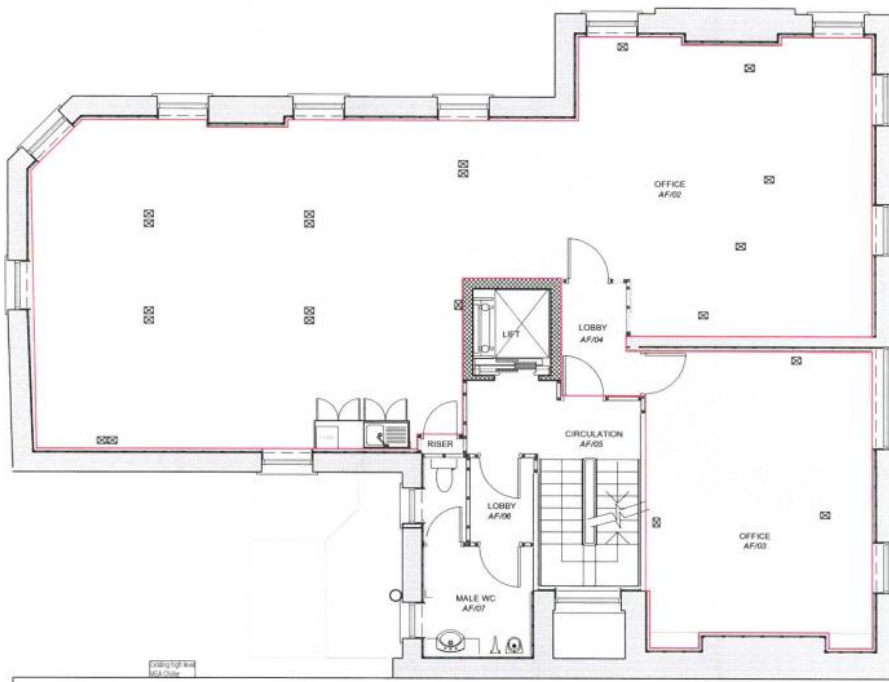
Each party to pay their own legal fees.

VIEWING

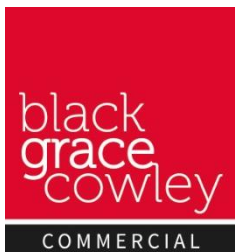
Strictly by appointment through **Black Grace Cowley**.



FIRST FLOOR



SECOND FLOOR



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Black Grace Cowley Limited

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