



## TO LET

**1<sup>st</sup> Floor Office Suite**  
**Armitage House**  
**Ridgeway Street**  
**Douglas**

**Area: 1,430 sq ft**

**Rental: £17.50 psf exclusive**

## 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. The 1<sup>st</sup> floor comprises of one large open plan suite with a kitchenette and a separate boardroom. WCs 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

Entrance from Ridgeway Street  
Lift or staircase to 1<sup>st</sup> floor  
**First floor suite comprising:**  
Large open plan office with kitchenette / Boardroom

## SERVICES

Ladies, gents and disabled toilets are situated within the common areas. Gas fired central heating. Lift to all floors.

## 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.

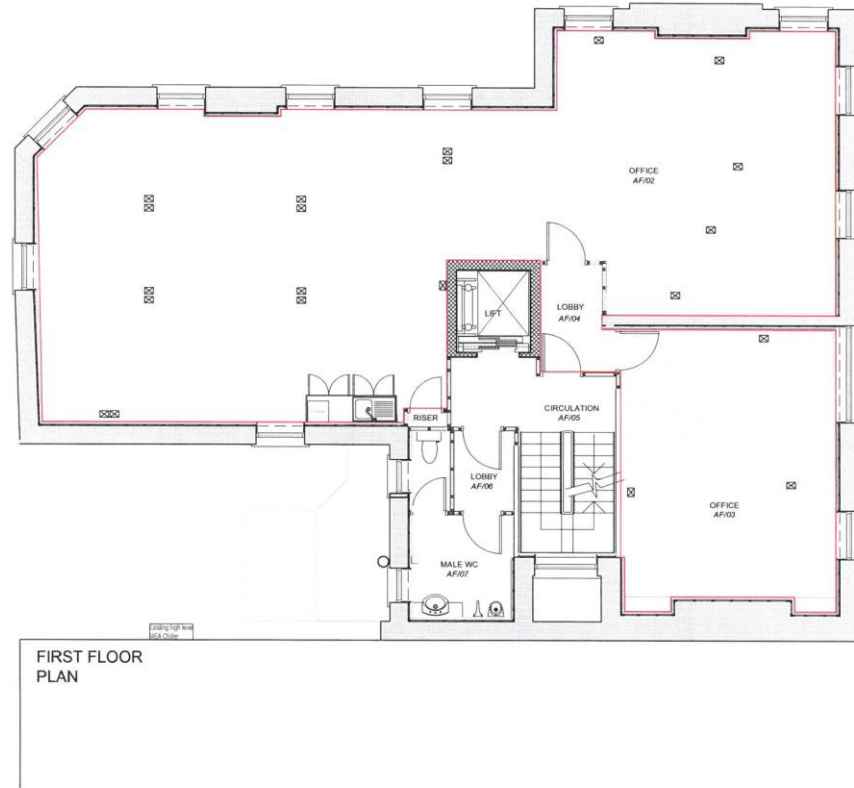
## Over/...

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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## VIEWING

Further details, plans and viewing arrangements are available through the Agents, **Black Grace Cowley**.



First Floor Plan  
Rentable Area 1430 sq ft  
Scale 1:100  
Armitage House  
Lord Street/ Ridgeway Street  
Douglas