



MODERN OFFICE SUITE

**3rd Floor Suite
Nadine House
North Quay
Douglas**

Approx 345 sq ft

**Rent: £500 pcm inclusive of Rates, Heating, &
Service charge.**

Free Wi-fi in building

DESCRIPTION

Extremely attractive and modern third floor office suite overlooking Douglas Marina and Harbour – home to numerous contemporary bars, restaurants and coffee shops. This 345 sq ft suite has shared facilities including ladies and gents WCs and a shower room. The suite is open plan with a modern wood-effect flooring and a modern kitchenette. The building is wired with Cat 5 cabling with Wi-Fi.

This offers an excellent opportunity for a small business or start-up/incubator unit. The suite is available on a 12 month lease with first option to renew.

ACCOMMODATION

Ground Floor

Communal Entrance Hall

Third Floor

Open plan office suite approximately 345 sq ft and kitchenette.

Communal Ladies and Gents WCs and a shower room.

LEASE TERMS

The suite is available on a 12 month lease with an option to renew.

SERVICES

All mains services are installed. The property is fully serviced and includes Rates, heating and lighting. Utilities will be charged in addition.

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 DipArb FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA Andrew K Wallis BSc (Hons) MRICS

REPAIRING OBLIGATIONS

Effective full repairing and insuring terms via fixed service charge.

SECURITY DEPOSIT

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 license.

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**.

