



## MODERN OFFICE SUITE

**3<sup>rd</sup> Floor Suite**  
**Nadine House**  
**North Quay**  
**Douglas**

**Approx 345 sq ft**

**Rent: £400 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.

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## 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**.

