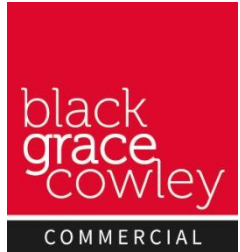


TO LET



OFFICE SUITES - £20 PER SQ FT EXCLUSIVE

1ST and 2ND FLOOR, ROSE HOUSE

CIRCULAR ROAD, DOUGLAS, IM1 1AZ



1,868 SQ FT

- Modern, fully refurbished office accommodation
- Offering 5,795 sq ft in total
- Spacious reception area, open-plan office, boardroom and separate IT room
- Centrally located on Circular Road

LOCATION

Travelling from the centre of Douglas’ financial district up Prospect Hill, turn left at the traffic lights opposite the New Courthouse onto Circular Road. Continue across the next set of lights adjacent to Barclays Bank Eagle Court, and Rose House is situated on the left hand side of the road opposite the headquarters of Price Waterhouse Coopers.

DESCRIPTION

Modern, fully refurbished office accommodation offering 5,795 sq ft in total. The accommodation provides a spacious reception area, open-plan office, boardroom, separate IT room, and toilet facilities within the common parts of the building. Car parking is available on ground and sub-ground levels within the building at an additional cost.





ACCOMMODATION

Front entrance to communal hall and staircase, lift access to all floors.

The suite offers refurbished accommodation with suspended ceilings, raised access floors, on-site car parking and a reasonable outlook. Ladies and Gent's toilet facilities are located within the core of the building.

FLOOR	SQ FT	SQ M
First Floor Suite	3,927	364.8
Second Floor Suite	1,868	173.5

LEASE TERMS

A new lease is available on medium to long term at a commencing rent of £20 per sq ft, exclusive. Tenant to pay rates and buildings insurance worked out at an occupied floor area basis.

REFERENCES

Financial and professional references will be required.

CAR PARKING

Undercover car parking is available at an additional cost.

REPAIRING OBLIGATIONS

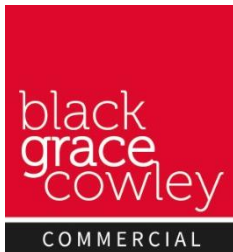
Effective full repairing and insuring terms via service charge.

SERVICES

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

VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley**.



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