



## TO LET

**Modern Self-Contained Office  
Rosemary House  
Mount Havelock  
Douglas**

**Suite A - Approx: 800 sq ft**

**Suite B - Approx: 600 sq ft**

**Whole Property: 1,400 sq ft**

**Plus + 2 Car Spaces**

**Rent for Whole: £22,500pa + VAT**

## DESCRIPTION

A prominently located, self-contained office suite(s), that can be split and taken separately, in the business district of the town centre, close to Government Offices and the Law Courts. The single storey property comprises of a mix of open plan space and partitioned offices. Each suite benefits from a WC and kitchen or kitchenette. The property is wired for data and power and served by wall mounted electric storage heaters. There are also 2 adjoining car spaces available.

## LOCATION

Rosemary House is located between Mount Havelock and Finch Road. Walking past Murray House (IOM Government) towards Finch Road the property will be seen on the right.

## ACCOMMODATION

Entrance Vestibule

**Suite A – approx 800 sq ft** - Open plan area, 4 partitioned offices, 2 x WCs, kitchenette

**Suite B – approx 600 sq ft** - open plan office, interconnecting door into Suite A if taken as whole – 2 x WCs, fitted kitchen and kitchenette

## OUTSIDE

2 car spaces available in the adjoining car park.

## LEASE TERMS

A new lease is being offered on effective FRI terms via service charge. Tenant to pay rates and building 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.

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

## **DIRECTOR'S GUARANTEE/SECURITY DEPOSIT**

A Director's Guarantee will be required where the lease is taken in the name of a Limited Company. 3 months security deposit will be required.

## **LEGAL FEES**

Each party to be responsible for their own legal fees.

## **REFERENCES**

A financial reference will be required.

## **VIEWING**

Strictly by appointment through the agents Black Grace Cowley

