

# TO LET

MODERN PURPOSE BUILT OFFICE SUITES - £19.00 psf exclusive



## LEVEL'S 2-3 ANALYST HOUSE

20-26 PEEL ROAD, DOUGLAS, IM1 4LZ



### DESCRIPTION

Flexible, modern, open plan office suites, extending in total to approximately 3,275 sq ft in the prominently situated Analyst House on Peel Road. The building has recently undergone a total, high quality refurbishment.

Analyst House is a modern building completed to the highest of standards with interior features including:

- Raised access floors
- Suspended ceilings with modular recessed lighting
- Full gas fired central heating
- Raised access flooring
- Trunking system with Wi-Manx Enterprise Internet and air conditioning
- All served by an 8 person passenger lift
- Brand new toilet and shower facilities

The suites are available on a floor by floor basis or as a whole. Consideration might be given to dividing up individual floors as required, offering multi-occupancy per floor.

### LOCATION

Analyst House is ideally situated in the centre of the business district of Douglas within easy walking distance of Government Offices, the new Law Courts and the General Registry.

Over/..

## ACCOMMODATION

Ground floor entrance and reception hall with high-speed lift to the upper floors. Hallway giving access to rear ladies and gents toilet and shower facilities. Attractive open plan accommodation with suspended ceilings, integral lighting and ventilation system.

Level	SQ FT (approx.)	SQ M (approx.)
Level 1	LET	LET
Level 2	2,161	200.8
Level 3	1,114	103.5
Level 4	LET	LET

## LEASE

A new lease(s) is available on effective full repairing and insuring terms via a service charge.

## RENTAL

The commencing rental is based on £19.00 psf exclusive of VAT and service charge, plus £1,200 per annum plus VAT for each of the car parking spaces.

## REFERENCES

References will be required and parent company/directors guarantees will be required in the case of Limited company tenants.

## VIEWING

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



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### Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

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