

TO LET

**Peregrine House
Peel Road
Douglas**



Ground Floor Office Suite: approx 2,318 sq ft
Lower Ground Office Suite: approx 1,738 sq ft
TOTAL approx 4,056 sq ft

£18 psf exclusive of VAT – GENEROUS INGOING INCENTIVES CONSIDERED

DESCRIPTION

Peregrine House is a unique former residence, which has been converted providing good quality office accommodation situated in landscaped grounds with generous car parking. The suites are situated in a modern purpose built annex over ground and lower ground floors. There is a communal kitchen.

Both floors can be accessed through the main building or through separate external doors. The accommodation benefits from raised access floors, suspended ceilings, integral lighting and gas fired central heating. Car parking spaces are available in addition.

LOCATION

Peregrine House is conveniently situated close to the town centre and is accessed via a driveway leading from Peel Road, which is the main arterial route into and out of Douglas.

ACCOMMODATION

Ground Floor – approx 2,318 sq ft

Communal access into the building with stairs up to (and down in to) the ground and lower ground floor accommodation. Floor to ceiling windows overlooking landscaped gardens. Double doors leading to steps down to paved garden.

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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Lower Ground Floor – approx 1,738 sq ft

Floor to ceiling windows with doors leading out to paved garden.

Kitchen – brand newly fitted kitchen with break out area.

Ladies and gents WCs

OUTSIDE

Up to 27 parking spaces available at £500 per annum per space plus VAT.

The driveway is due to be re-tarmaced Summer 2020.

LEASE TERMS

New leases are being offered on effective full repairing and insuring terms via a service charge. Tenant to pay rates and building insurance.

VIEWINGS

Further details and viewing arrangements through the agents Black Grace Cowley.

