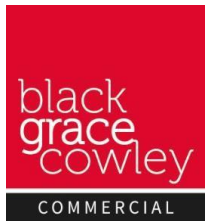


TO LET

OFFICE SUITES - £20 psf exclusive



1st & 3rd Floor Suites, Rose House, Douglas

1st Floor - Approx 3,927 sq ft / 3rd Floor – Approx 3,499 sq ft



- Modern, fully refurbished office accommodation in this purpose built building
- 1st Fl: Spacious reception area, mainly open-plan office with boardroom and additional offices, kitchen and separate Comms room
- 2nd Fl: Part open plan, part glass partitioned offices, private balcony with stunning views.
- 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.

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.

REFERENCES

Financial and professional references will be required.

CAR PARKING

Undercover car parking is available at an additional cost.

VIEWINGS

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

DESCRIPTION

Modern, fully refurbished office accommodation offering mixes of open plan and glass partitioned offices. The entrance lobby to the building has recently been fully refurbished. There is Fibre cabling into the building. There is a passenger lift and toilet facilities are within the common parts of the building. Car parking is available on ground and sub-ground levels within the building at an additional cost.

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 a occupied floor area basis.

SERVICES

It is understood all main services are connected to the building

REPAIRING OBLIGATIONS

Effective full repairing and insuring terms via service charge

Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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