



## ASSIGNMENT

### PRIME OFFICE SUITE

**4<sup>th</sup> Floor**  
**Hillary House**  
**Prospect Hill**  
**Douglas**  
**IM1 2LN**

**Approx 2,733 sq ft**

**Passing rental: £51,927 per annum excl.**

**No VAT payable**

**(IN GOING INCENTIVES WILL BE CONSIDERED)**



## DESCRIPTION

A rare opportunity to take an assignment of a modern suite in Hillary House on Prospect Hill in Douglas. The office has been fully fitted-out by the existing tenant with LED lighting, attractive glazed partitioning, kitchen break-out area, glass partitioned meeting rooms and toilet facilities. There is also the potential to acquire the office furniture from the existing tenant via a separate agreement.

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 FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA Andrew K Wallis BSc (Hons) MRICS

## LOCATION

Hillary House is situated right in the heart of the financial and business centre of Douglas, on the corner of Finch Road and Prospect Hill. It is within easy walking distance of the main clearing banks, Capital House and Athol Street, with Government Offices adjacent. Car parking is available on Finch Road at additional cost.

## ACCOMMODATION

Main entrance directly from Prospect Hill, giving access to the communal stairs and lift.

The accommodation comprises:

### FOURTH FLOOR – 2,733 sq. ft.

- Substantially open plan office enjoying high levels of natural light
- Views over Douglas Bay and Prospect Hill
- Disabled WC within the communal areas

## LEASE TERMS

The lease is for a term of 10 years from 16<sup>th</sup> March 2018, on full repairing and insuring terms with a tenant option to break 15<sup>th</sup> March 2023.

The passing rent is £51,927 per annum exclusive (£19.00 per sq. ft.), with upward only rent reviews every 3<sup>rd</sup> anniversary [next review – March 2023].

