

TO LET

GROUND FLOOR OFFICE SUITE



Suite 1, Well Road House, Market Street, Douglas

£3,500 + VAT per annum exclusive - Approx 201 sq ft



- Ground floor suite in this modern office building in the town centre of Douglas.
- Just off Strand Street - within easy walking distance of all the town centre's amenities. Adjacent to The Strand Centre and Chester Street multi-storey car park.
- Comprises waiting room, main room with sink, WC and kitchenette.

OVER/...

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DESCRIPTION

Ground floor suite extending to approximately 201 sq ft.

Comprises of waiting room, main room, WC and kitchenette.

LOCATION

Travelling along Market Street, the property can be found on your left-hand side, directly opposite the former Shoprite unit – now currently used at the COVID vaccination centre.

LEASE TERMS

A new lease is available immediately upon completion of the legal documentation.

REPAIRING OBLIGATIONS

Full repairing and insuring terms via a service charge. Tenant to pay rates. Building insurance is recharged on an occupied floor area basis.

GUARANTOR/DEPOSIT

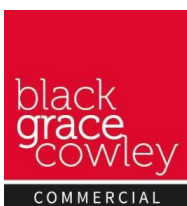
A Director's guarantee will be required. A 3 month security deposit will be payable to the Landlord – returnable upon satisfactory expiry of the lease.

RENT REVIEWS

3 yearly rent reviews.

REFERENCE

A Bank reference will be requested on the ingoing Tenant.



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

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