

TO LET

REFURBISHED 2nd FLOOR OFFICE SUITE - 243 sq ft - £400 pm – NO VAT

**black
grace
cowley**
COMMERCIAL

2nd Floor, 48 Michael Street, Peel



- Lovely light and airy suite in this newly renovated property with fabulous views.
- Great location in the heart of Peel .
- Separately cabled for data.
- Open plan suite with communal kitchen and WCs. Shared entrance with Corlett Bolton.

51 Victoria Street - Douglas - Isle of Man - IM1 2LD

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Black Grace Cowley Limited - Registered in the Isle of Man No. 57751C - VAT No. 001 1446 46

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LOCATION

Travelling from Douglas, turn right at the Ballacraigne crossroads and the next left onto The Poortown Road (A20). This will take you right onto Atholl Place/Michael Street where the property can be seen on your left hand side.

ACCOMMODATION

Rear Office Suite – Approx. 243 sq. ft with views towards Peel Hill.

Shared WC, kitchenette with fridge, microwave, and sink.

LEASE TERMS

A new lease is available on Internal Repairing and Insuring Terms. Tenant to pay a share of rates, building insurance and utility bills.

RENT REVIEWS

Standard 3 yearly.

GUARANTOR/DEPOSIT

A Director's Guarantee will be required in the name of a Limited company. 3 month rent deposit will be required.

VIEWINGS

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



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

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