

TO LET



OFFICE SPACE - £21.50 psf/pa excl – Suite A, 3rd Floor Approx. 2,434 sq ft

St. George's Court, Upper Church Street, Douglas



- Rare opportunity to take a suite in one of the largest, most prestigious office buildings in the town centre.
- Open plan space, kitchen break-out area, comms room, rolladex filing system.
- Short distance from Government Offices and within easy walking distance of all the town centre's amenities.
- Grade A Space – Raised Access Floors & Comfort heating/cooling system.
- Can be easily partitioned to create a bespoke layout.

DESCRIPTION

St George's Court is one of the most prestigious office buildings on the Isle of Man and is located in the heart of the financial district. The suite is located on the 3rd floor and fitted out to a high standard.

LOCATION

Travelling along Hill Street, St George's Court is situated on the right hand side after St. Mary's Church and wraps around onto Upper Church Street.

ACCOMMODATION

A modern, open plan office suite extending to approximately 2,434 sq ft that can be easily portioned to create a bespoke layout.

The suite benefits from:

- Raised access floors and suspended ceilings.
- Integral lighting and comfort heating/cooling system.

LEASE TERMS/REPAIRING OBLIGATIONS

A new medium to long term lease is sought on effective full repairing and insuring terms via a service charge. The commencing rent will be £21.50 per sq ft per annum exclusive and the lease will be subject to upward only rent review every three years.

DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee will be required if the lease is being taken in the name of a Limited Company. A 3 month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

SERVICES

All mains services are connected.

TENURE

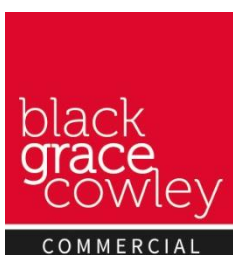
Immediate vacant possession upon completion of the requisite legal documentation.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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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