

TO LET



PRIME OFFICE SPACE - £18 psf exclusive – Mezzanine Suite – 850sqft approx

10-12 PROSPECT HILL, DOUGLAS



- GENEROUS INGOING INCENTIVES.
- Modern refurbished Ground Floor Mezzanine Office Suite.
- Situated at the entrance to Athol Street and within the vicinity of all main Banks and Government Offices.
- Two glazed office/meeting rooms with suspended ceilings.
- Integral lighting and cabling via perimeter trunking.
- Fibre Broadband wired for upto 1000 Mbps.

Over/ ...

DESCRIPTION

A great opportunity to lease a modern refurbished mezzanine office suite in this prominent building situated at the entrance to Athol Street – within the vicinity of all main Banks, Government Offices and the retail section of Douglas Town Centre. The suite has been repainted and re-carpeted and benefits from a kitchenette and two glazed office/meeting rooms.

LOCATION

Travelling down Prospect Hill, the property can be located on the left hand side after the traffic lights, opposite the right hand turning onto Athol Street.

ACCOMMODATION

Mezzanine Suite – 850 sq ft approx.

- Open plan
- Two glazed partitioned meeting rooms
- Kitchenette
- Suspended ceiling with integral lighting and cabling via perimeter trunking.

LEASE TERMS/REPAIRING OBLIGATIONS

New leases available on Effective Full Repairing and Insuring Terms via a service charge. Tenant to pay rates.

RENT REVIEWS

Three yearly upward only rent reviews.

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 security deposit equivalent to one quarter's rent is to be paid on the term commencement and to be returnable on satisfactory expiry of the lease.

REFERENCES

Financial and professional references will be required from prospective tenants and guarantors may be required in the case of limited companies.

SERVICES

It is understood all mains services are connected to the building.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Further details and viewing arrangements strictly by appointment through Black Grace Cowley.



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