

# TO LET

**PRIME OFFICE SPACE – First Floor Suite approx. 3,334 sqft - £22 psf exclusive**

## St.George's Tower, St.George's Street, Douglas



- Modern Office Building in the Centre of Douglas.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Open plan space, full raised access floors and suspended ceilings with category two recessed lighting.
- On-site car parking available.
- 3 Pipe Coil heating and cooling systems throughout.

Over/...

## DESCRIPTION

An opportunity to lease modern office accommodation in this prestigious, newly built, high specification building in the heart of the Island's financial centre. The main banks/offices, Government Offices and the Island's main retail streets are all within easy walking distance. The suite benefits from open plan space, full raised access floors and suspended ceilings with category two recessed lighting. There is a 3 pipe coil heating and cooling system throughout and a reception area and communal toilet facilities. On-site car parking is available. There is a passenger lift to all floors.

## LOCATION

Travelling along Athol Street, take the second turning on the right onto St. George's Street. St. George's Tower can be found half way up on the left hand side on the corner of Hope Street.

## ACCOMMODATION

- First Floor open plan suite – approx. 3,334 sqft.
- Communal toilet facilities.
- Passenger lift to all floors.
- 3 Pipe Coil heating and cooling systems throughout.

## LEASE TERMS

A new medium to long term lease is available on effective full repairing and insuring terms via a service charge. The Commencing rent is payable quarterly in advance by Standing Order.

## REPAIRING OBLIGATIONS

The lease is on effective full repairing and insuring terms via a service charge.

## 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.

## RENT REVIEWS

Standard three yearly upward only rent reviews.

## SERVICES

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

## TENURE

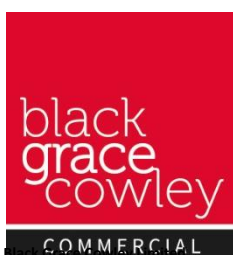
Vacant possession upon completion of all legal formalities.

## 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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