

TO LET

MODERN OFFICE PREMISES WITH INDUSTRIAL SPACE - £38,500 pa, plus VAT.

Approximately 3,745 sq ft office space / Parking for up to 12 vehicles

DESIGN HOUSE, HILLS MEADOW, DOUGLAS



- Purpose-built, modern office building with industrial space/covered car park, on the outskirts of the Island's business district located just off the main vehicular thoroughfare connecting Douglas with West and South of the Island.
- Suitable for a number of alternative uses (subject to Change of Use)
- Comfort heating/cooling system installed and oil fired central heating.
- Raised access floors and suspended ceilings.
- Car parking spaces for upto twelve vehicles.
- Open plan office space with five partitioned offices.

Over/...

DESCRIPTION

Design House is a modern, purpose built office building on the outskirts of the Island's main business district. The space benefits from a large reception area, open plan office accommodation, boardroom and additional offices, all with raised access floors and suspended ceilings. Comfort cooling systems are installed in the boardroom and central office – the boardroom also provides for computer aided projection facilities. There is a passenger lift with wheelchair access and there are 12 car spaces available in total with 10 on the ground floor of the building and 2 to the right hand side of the property.

LOCATION

Travelling out of Douglas Town Centre along Peel Road heading in the direction of the Quarterbridge, continue through the traffic lights at the Brown Bobby Petrol Station. Take the next left turning into Hills Meadow Industrial Estate and continue down and round to the right where the property is easily visible on your right hand side.

ACCOMMODATION

Ground Floor entrance into:

- Communal Hall – Under stairs comms room/fire precautions system, intruder alarm.
- Kitchen – comprising of base units, stainless steel sink unit with ample space for staff seating area.
- WCs – disabled ladies and gents WCs.
- **Industrial Unit 1** – Approx. 1,455 sq ft – providing modern workshop area with concrete floor and block walls. Potential for further conversion into additional office space or showroom (STPP). 3 phase electrics, phone sockets and network cabling installed.
- **Industrial Unit 2** – Approx. 550 sq ft – Situated to the rear of the building the unit provides further workshop space with vehicle access via metal roller doors into the enclosed car park area.

- **Covered Car Park** – Approx. 1,862 sq ft – A secure, covered car park with insulated metal roller shutter door providing approximately 10 car spaces.

First Floor: Totalling 3,745 sq ft.

- Main Office – with air conditioning installed.
- Boardroom
- Centre Office
- Rear Office

LEASE TERMS/REPAIRING OBLIGATIONS

Standard full repairing and insuring terms. Tenant to pay rates and insurance in addition.

RENT REVIEWS

Standard 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 3 month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

SERVICES

Mains water, electricity and drainage are installed.

TENURE

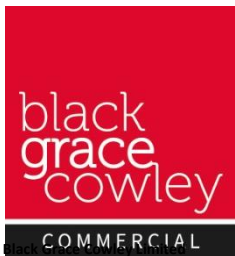
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Strictly by appointment through **Black Grace Cowley**.



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

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