

TO LET

2nd FLOOR OFFICE SUITE – £19 psf excl. – Approx. 1,777 sq ft – INGOING INCENTIVES

22-24 Victoria Street, Douglas



- Great opportunity to lease this 2nd floor office space in a modern, refurbished building.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Raised access floors with CAT5 cabling, suspended ceilings, integral lighting, fibre optic cabling, air conditioning and GFCH.
- High specification internal and external finish.
- Suite available for immediate occupation.

Over/...

DESCRIPTION

An opportunity to lease an office suite located in the centre of Douglas. The suite comprises of open plan office space with a glass partitioned Director's office/meeting room, a glass partitioned boardroom, comms room and modern white gloss kitchen. The building benefits from raised access floors with CAT 5 cabling, suspended ceilings, integral lighting with passive infrared control, Fibre Optic cabling, air conditioning, GFCH and we also understand there is a Sure mast erected on the roof of the building. There is one car space available in Shaw's Brow multi-storey car park, a short walk away, (at additional rent).

LOCATION

The building is located in the heart of Victoria Street between Bohemian Coffee Shop and Starbucks. Other occupiers of Victoria Street include Barclays Bank, The Hubb and Eagle Labs.

ACCOMMODATION

2nd Floor Suite – Approx 1,777 sq ft.

- Open Plan Office Space
- Director's Office/Meeting Room
- Boardroom
- Comms Room
- Kitchen
- Toilets to common areas.

LEASE TERMS/REPAIRING OBLIGATIONS

Flexible lease terms are being sought on effective full repairing and insuring terms via a service charge. Tenant to pay rates and buildings insurance worked out on an occupied floor area basis.

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 services are installed. Gas fired central heating.

TENURE

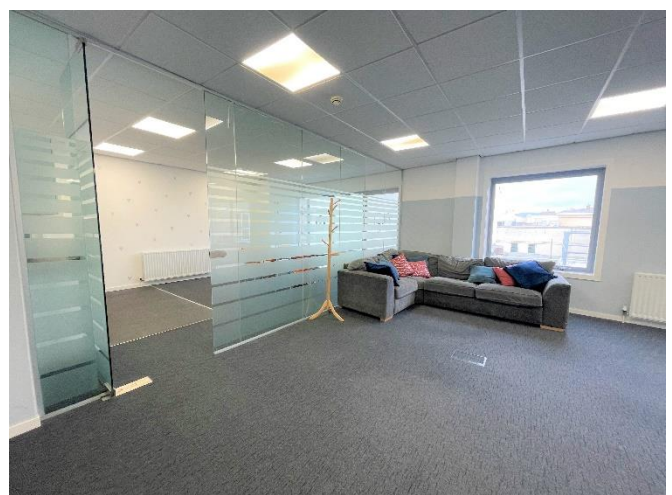
Vacant possession on completion of legal formalities.

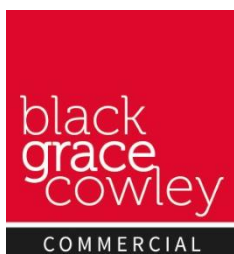
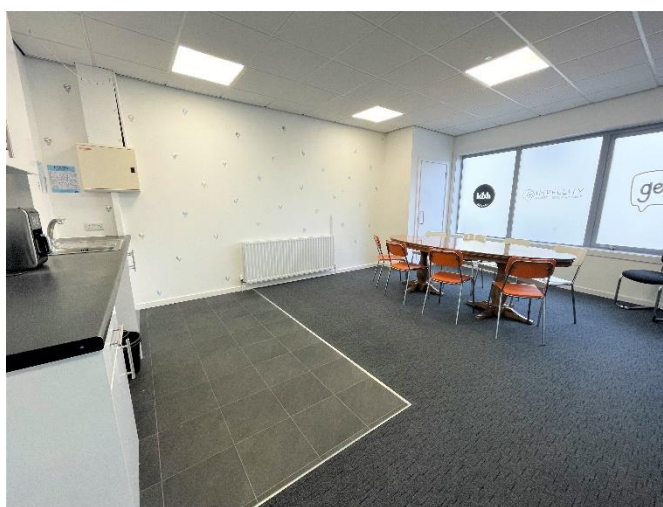
LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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





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