

# TO LET

**4<sup>th</sup> FLOOR OFFICE SUITE – £22.00 psf per annum + VAT. Approx 4,472 sq ft + 9 Car Spaces**

## Standard Bank House, One Circular Road, Douglas



- One of the most prestigious office buildings on the Isle of Man and located in the heart of the financial district.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Open plan, reception area, boardroom, 5 partitioned offices, kitchen.
- Raised access floors, suspended ceilings and integral lighting. The Suite is cabled for data. We understand there is fibre infrastructure to the suite
- Upto 9 car spaces available.
- Available by way of a sub-lease on flexible terms.

Over/...

## DESCRIPTION

Standard Bank House, One Circular Road, is one of the most prestigious office buildings on the Isle of Man and located in the heart of the financial district. The available suite has been fitted out to a high standard including raised access floors with carpet tiles, suspended ceilings, integral lighting and is available by way of a sub-lease on flexible terms. There are 9 car spaces available with 3 on-site and 6 off-site at additional rent.

## LOCATION

One Circular Road is situated in the heart of the central business district of Douglas. The main banks/offices, Government Offices and the Island's main retail streets are all within easy walking distance. There is a separate entrance serving the upper floors on the corner of Circular Road/Prospect Hill.

## ACCOMMODATION

**Fourth Floor – Approx. 4,472 sq ft.**

- Reception Area
- Open Plan Office
- Board Room
- Fitted Kitchen
- 5 Private Offices



## LEASE TERMS

The commencing rent will be £22.00 per sq. ft per annum exclusive. Subject to review in line with any percentage uplift in the headlease on a three yearly basis.

## REPAIRING OBLIGATIONS

The lease is on effective full repairing and ensuring terms via a service charge (circa 18.63% of costs).

## 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. Lift serving all floors.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



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### Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

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