

TO LET

OFFICE SUITES – Various Options Available - £15 psf + VAT – 925 sq ft – 3,322 sq ft

31-37 North Quay, Douglas



- Modern Office Suites in a fabulous location directly on North Quay overlooking Douglas Marina.
- Largely Open Plan Suites with additional meeting rooms. Floors can be taken separately or the building can be taken as a whole.
- Newly refurbished passenger lift to all floors.
- WCs and kitchen facilities within the suite.
- The busy North Quay offers an array of restaurants, wine bars and coffee shops.
- Easy Lease 'All inclusive' rental options available.

Over/...

DESCRIPTION

Quayside property with stunning views over Douglas Marina and Harbour. Largely open plan suites with suspended ceiling and LED lights. The property has UPVC windows throughout.

LOCATION

The property is located directly on North Quay.

ACCOMMODATION

- **Ground Floor**
Entrance lobby, hallway, WC, lift to all floors
- **Basement – 373 sq ft;**
Office/storeroom, boardroom, cleaner's cupboard, server room
- **1st Floor Office Suite – 998 sq ft;**
Open plan office suite, rear kitchen/cloakroom, 2 x WCs, meeting room
- **2nd Floor Office Suite – 1,025 sq ft;**
Open plan office suite, kitchen, cloakroom, steps down to 2 x WCs, rear meeting room - filing room
- **3rd Floor Office Suite – 925 sq ft;**
Open plan office, filing room, kitchen, cloak area, boardroom, steps down to 2 x WCs, office at rear.

LEASE TERMS/REPAIRING OBLIGATIONS

New leases are available on Internal Repairing Terms via a service charge. Tenant to pay rates and insurance.

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

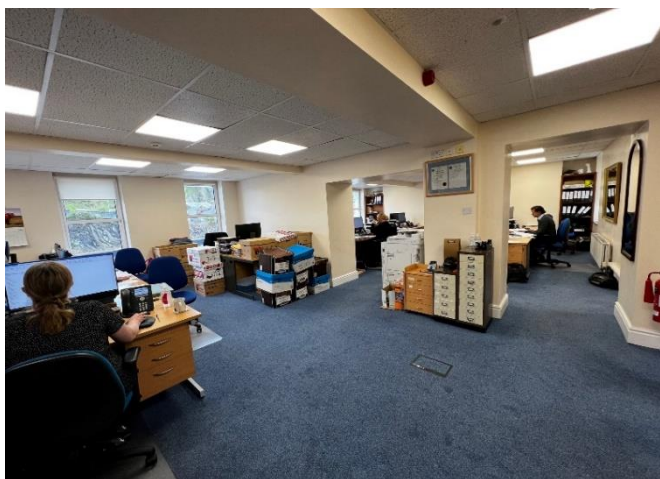
Mains services are installed.

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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