

# SUB-LET



**FIRST FLOOR OFFICE SPACE – £21.50 psf - Approx. 14,327 sq ft**

## HOWARD PEARSON HOUSE, VICTORIA RD, DOUGLAS



- **GENEROUS INGOING INCENTIVES**
- Modern and light, open plan suite in a fabulous office building, ideally located only 5 minutes from the Town Centre.
- Area: Approx 14,327 sq ft – Existing furniture can be left in situ if required.
- Raised access floors, comfort cooling heating.
- Up to 75 car parking spaces available at additional cost.
- Suite available for immediate occupation.

Over/...

## DESCRIPTION

Howard Pearson House, First Floor Suite, is a modern office suite offering a 'Grade A' specification - and is located only 5 minutes drive from the Town Centre. Benefits from a raised access floor and comfort cooling heating. The suite is very bright & airy accommodation and can offer up to 75 car parking spaces at the front of the building.

## LOCATION

Travelling along Victoria Road from Broadway, Summerhill Business Park can be found on the right hand side, just prior to the main Shoprite store. Turning into Summerhill Business Park, Howard Pearson House can be found on the right hand side.

## ACCOMMODATION

**First Floor – Approx. 14,327 sq ft**

- Large open plan office space arranged around a central courtyard/atrium.
- Ladies and Gents WC's to common areas.

## SUB-LEASE TERMS

A sub-lease is available on effective FRI terms via a service charge to circa October 2025. 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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