

TO LET

PRIME OFFICE SPACE – Approx 2,209 sq ft - GENEROUS INGOING INCENTIVES

Ground Floor Suite, St Mary's Court, Douglas



- **GENEROUS INGOING INCENTIVES**
- Modern Office Building in the Centre of Douglas.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Grade A Office Space – Raised Access Floors, Comfort heating/cooling system, suspended ceilings and floor to ceiling windows.

Over/....

DESCRIPTION

Superb and rare opportunity to take occupation of a suite in prestigious St Mary's Court. A lease assignment is available of a ground floor office suite. St Mary's Court offers a stunning open reception area with Concierge and Grade A office space offering floor to ceiling windows, comfort heating/cooling system, raised access floors and suspended ceilings. There are five onsite parking spaces with the lease at additional cost.

LOCATION

Travelling along Hill Street, St Mary's Court is situated on the right hand side directly after St Mary's Church.

ACCOMMODATION

- Reception Area with Concierge.
- Ground Floor Office Suite – approx. 2,209 sq ft.**
- Open Plan Suite.
 - Comms Room.
 - Boardroom
 - Director's Office/meeting room.

LEASE TERMS/REPAIRING OBLIGATIONS

A lease assignment is available of the lease between St Mary's Court Limited and Tristao Services Limited for a term of 21 years from 25th March 2004 to 25th March 2025 on effective full repairing and insuring terms. A replacement Guarantor will be required on the lease.

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

All mains services are connected.

TENURE

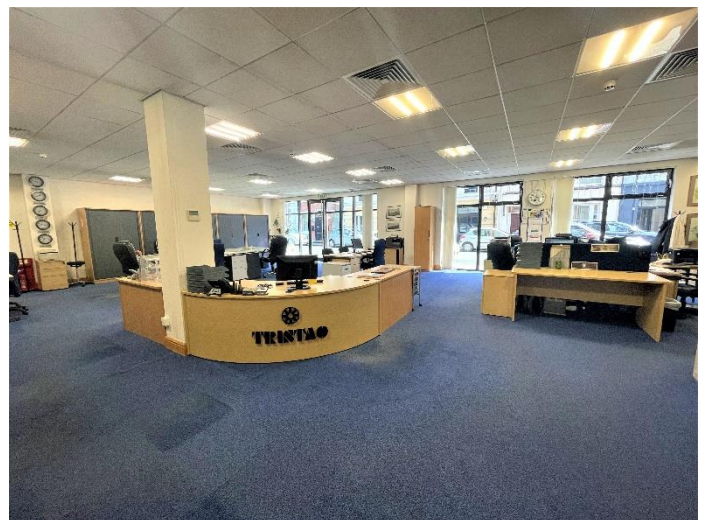
Immediate vacant possession upon completion of the requisite legal documentation.

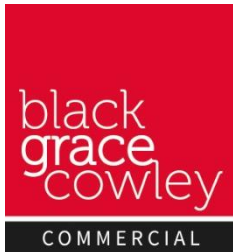
LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley**.





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

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