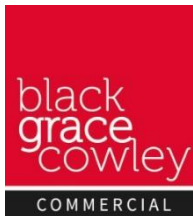


LEASE ASSIGNMENT

PRIME 'GRADE A' OFFICE SPACE - £21 psf plus VAT



Douglas Chambers, North Quay, Douglas

First Floor Suite: 3,527 sq ft



- Douglas Chambers is a modern office building overlooking North Quay & Douglas Marina.
- North Quay offers vibrant and contemporary bars, restaurants and coffee shops.
- Grade A Space – Raised Access Floors & Comfort Cooling.
- Open Plan space with 4 partitioned offices, boardroom, white gloss kitchen.
- It is understood Fibre Optic cabling is installed in the building.
- Suite available for immediate occupation.

DESCRIPTION

Opportunity to take space in this modern building located in a fabulous location with stunning views overlooking Douglas Marina. The suites comprise of Grade A space of suspended ceilings with integrated heating/cooling and raised access floors. It is understood Fibre Optic cabling is installed in the building. There is a modern entrance lobby and a passenger lift to the upper floors. WC's to common areas.

LOCATION

Travelling south along Lord Street from the Sea Terminal, turn left onto Market Hill. At the junction turn left onto North Quay. Douglas Chambers can be found on the left just before Barbary Coast.

ACCOMMODATION

First Floor Suite – approx. 3,527 sq ft

- Open plan office with 4 partitioned offices, separate boardroom/Director's office, white gloss kitchen.

SUB-LEASE TERM

A lease assignment is available on standard FRI terms via service charge. Tenant to pay rates and insurance. The Lease is dated 14th January 2022 for a term of 5 years with a Tenant's break option at the end of the 3rd years. Rent reviews are 3 yearly.

DEPOSIT

A 3 month rental deposit will be payable upon signing of the sub-lease and will be returnable upon satisfactory expiry.

POSSESSION

Vacant possession upon completion of all legal formalities.

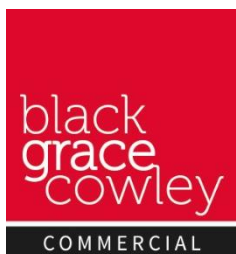
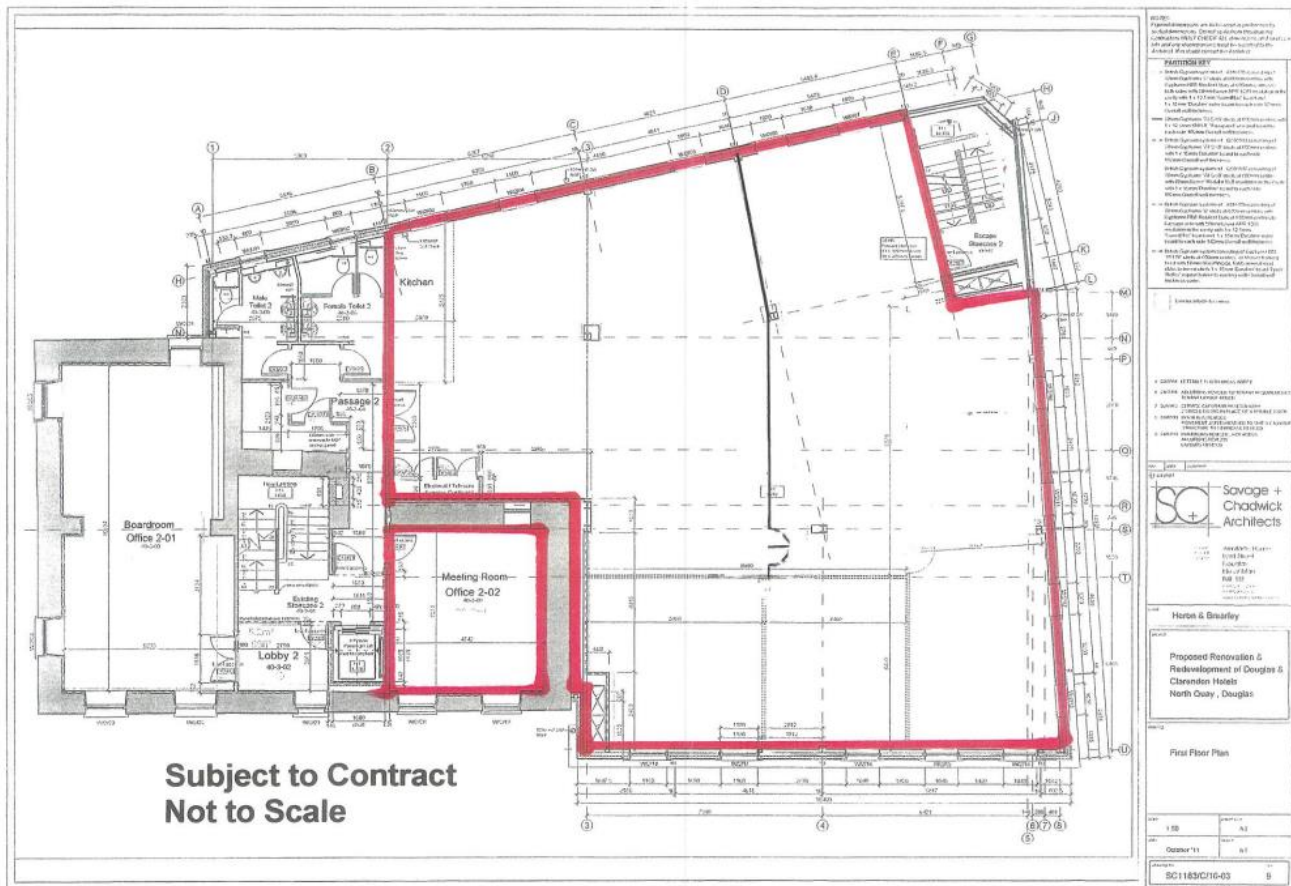
VIEWING

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

REFERENCES

Financial and professional references will be required from prospective tenants and guarantors may be required in the case of limited companies.





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