

TO LET

PRIME OFFICE SPACE - £22psf exclusive – Ground Floor East Suite 2,170 sq ft



Evergreen House, Circular Road, Douglas



- 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 Space – Raised Access Floors & Comfort Cooling.
- New Shower Facility.
- Impressive Refurbished Double Height Entrance Lobby.

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RICS

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DESCRIPTION

New leases are available in this modern four-storey building on Circular Road. The building boasts an impressive, double height entrance lobby with glass staircase and the suites benefit from raised access floors, suspended ceilings and comfort cooling. There are brand new WCs on the ground floor and a communal shower room. There is basement parking available at additional cost.

LOCATION

Evergreen House is prominently situated in a corner position on Circular Road, one of the main arterial roads leading into the town centre, and within easy walking distance of the main Government Offices, banks and central business district. Other businesses in the area include Microgaming, Capital International and Barclays Eagle Court.

ACCOMMODATION

- Ground Floor: Approx 2,170 sq ft



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Black Grace Cowley Limited

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

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LEASE TERMS

New leases are available on standard full repairing and insuring terms via a service charge. Tenant to pay rates and building insurance in addition.

RENT REVIEWS

Standard three yearly upward only rent reviews.

DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee will be required if taken in the name of a Limited Company.

SERVICES

Water, electricity and drainage are installed. There is a staff and goods lift serving all floors.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Further details and viewing arrangements strictly by appointment through the Sole Agents. Please contact Mark Grace.