

TO LET

OFFICE SPACE – £ 22.50 psf excl. - Approx 4,105 sq ft & 3 car spaces

HSBC HOUSE, RIDGEWAY STREET, DOUGLAS



- Fourth Floor Office Suite available in a prestigious office building.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Raised access floor, suspended ceilings with integral lighting.
- 3 onsite car parking spaces available at £1,200 pa excl. per space.
- Suite available for immediate occupation.

Over/...

DESCRIPTION

Fourth Floor suite has become available in this prestigious modern office building which occupies a very prominent position on the junction of Ridgeway Street, Prospect Hill and Victoria Street. The suite is served by two lifts, has raised access floor and suspended ceilings with integral lighting, Gas fired central heating and comfort cooling.

LOCATION

Travelling out of Douglas along Lord Street, turn right onto Ridgeway Street. HSBC can be found on the left hand side just after Douglas Town Hall as the road continues up Prospect Hill.

ACCOMMODATION

Fourth Floor Office Suite – Approx 4,105 sq ft

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI 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.

TENURE

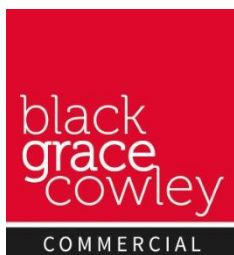
Vacant possession on completion of legal formalities.

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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