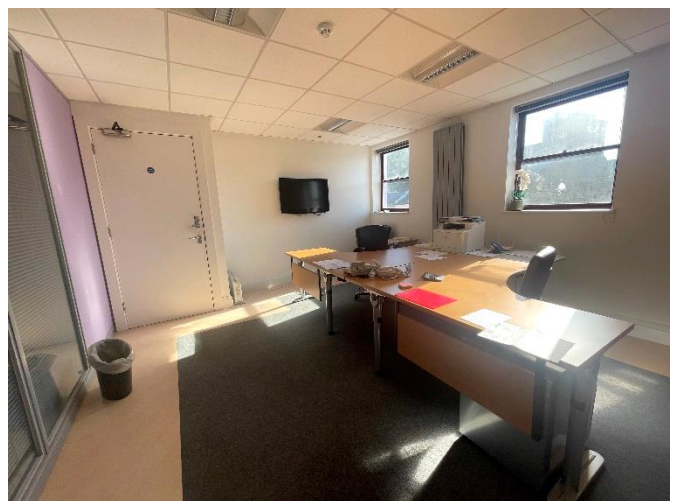


TO LET

2nd FLOOR OFFICE SUITE - ALL INCLUSIVE RENT - £460 pcm + VAT – Approx 250 sq ft.

QUAYSIDE HOUSE, 6 HOPE STREET, CASTLETOWN



- 2nd floor office space available for lease in this modern office building in the centre of Castletown.
- **RENT IS INCLUSIVE** of rates, building insurance, electricity, heating.
- Modern white gloss kitchen and WCs in communal area.
- One secure (electric gated) car parking space in private rear car park included in rent.
- High specification internal and external finish.
- Available for immediate occupation.

Over/...

DESCRIPTION

Fabulous opportunity to lease a 2nd floor suite in this three storey modern office building in Castletown and within easy walking distance of all the amenities of the town. Access from rear with staircase to 2nd floor. Shared kitchen and gents and ladies WC's. One car parking space is included in the rent. All utilities & rates also included.

The property is well maintained and is served by gas fired central heating and aluminium double glazed windows.

LOCATION

Travelling over the bridge from Bridge Street towards the Castle, take the second turning on the right hand side into Hope Street where the property can be found a short distance along the right hand side.

ACCOMMODATION

Second Floor

- Open plan suite – approx. 250 sq ft (highlighted in yellow)
- Shared kitchen
- WC



Sharon Gelling
Commercial Department
01624 645550
sharon@blackgracecowley.com
Ben Quayle
Commercial Department
01624 645550
ben@blackgracecowley.com

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. Gas fired central heating. Emergency lighting, fire and security alarm systems.

TENURE

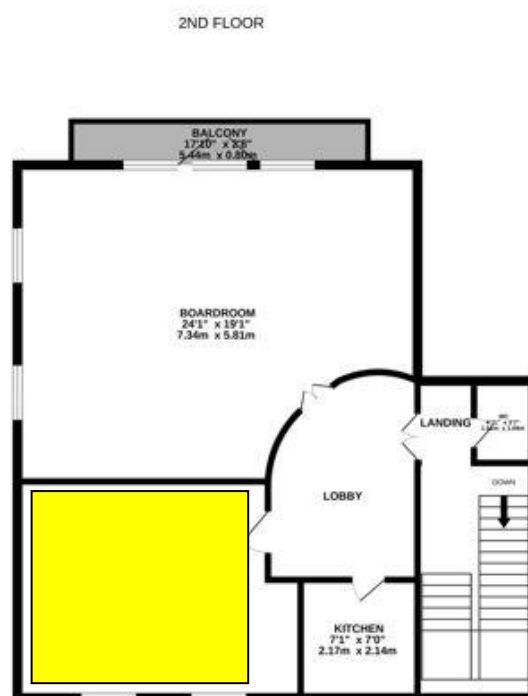
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Strictly by appointment through **Black Grace Cowley**.



Black Grace Cowley Limited

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

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