

TO LET

2nd, 3rd & 4th FLOOR OFFICE SPACE – £21.50 per sq. ft (4,112 sq ft - 13,187 sq ft)

Sousa House, Victoria Street, Douglas



- Light and airy office space over the top 3 floors of a landmark building, with the flexibility to be divided into smaller suites.
- Secure car parking available at the rear of the property.
- Situated in the heart of the City and within walking distance of all amenities.
- Suites available for immediate occupation.
- The property has not been opted to tax, therefore VAT is not applicable to the rent.
- 20 car parking spaces available at £1,500 per annum per car parking space.

Over/...

DESCRIPTION

Fabulous opportunity to occupy this recently refurbished building in a prominent position on one of the main thoroughfares through central Douglas.

LOCATION

Travelling down Prospect Hill onto Victoria Street, continue past HSBC and the junction with Ridgeway Street where the property can be found immediately after the Thomas Street turning on the left hand side.

ACCOMMODATION

The property provides the following approximate floor areas:

- 2nd Floor – Approx 4,548 sq ft
- 3rd Floor – Approx 4,527 sq ft
- 4th Floor – Approx 4,112 sq ft

WC's and kitchen facilities to the common areas.

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

Deposits or a Parent Company / Directors guarantees may be required in the case of limited companies.

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**.



Plan For Identification Purposes Only



Second Floor

Pragerty Limited
 Black Grace Cowley,
 31 Victoria Street,
 Douglas

Level Plan

Scale

North Arrow

Plan For Identification Purposes Only



Third Floor

Pragerty Limited
 Black Grace Cowley,
 31 Victoria Street,
 Douglas

Level Plan

Scale

North Arrow

Plan For Identification Purposes Only



Fourth Floor

Pragerty Limited
 Black Grace Cowley,
 31 Victoria Street,
 Douglas

Level Plan

Scale

North Arrow

Plan For Identification Purposes Only



Site Plan

Pragerty Limited
 Black Grace Cowley,
 31 Victoria Street,
 Douglas

Level Plan

Scale

North Arrow



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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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