

# TO LET

OFFICE SUITES – £21.50 psf - Approx 1,500 sq ft – 9,795 sq ft

## Hamilton House, Peel Road, Douglas



- **Entire building or individual floor lettings considered.**
- Attractive Georgian style detached building with office space arranged over three floors, situated within walking distance of Douglas Town Centre.
- High specification internal and external finish.
- Suites available for immediate occupation.
- 26 Car Parking spaces available at an additional cost.

Over/...

## DESCRIPTION

Hamilton House is a modern detached office building, arranged over three floors, together with a residential cottage within the grounds with 26 car parking spaces. Situated within walking distance of Douglas Town Centre and set in the most attractive mature private grounds.

## LOCATION

Travelling into Douglas along Peel Road, go through the traffic lights at Pulrose Bridge and driveway to Hamilton House can be found on the left hand side opposite the Hills Meadow Industrial Estate.

## ACCOMMODATION

### Lower Ground Floor – Approx 3,390 sq ft.

- Can be split into two open plan office spaces around 1,500 sq ft each.
- Boiler Room
- Male and Female WC's
- Cleaners Cupboard

### Ground Floor – Approx 3,165 sq ft.

- Can be split into two open plan office spaces around 1,500 sq ft each.
- Kitchenette
- Male and Female WC's.
- Electrical Room

### First Floor – Approx 3,240 sq ft.

- Can be split into two open place office spaces around 1,500 sq ft each.
- Kitchenette
- Male, Female and Disabled WC's.

Lift access to all floors (8 person).

## 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**.

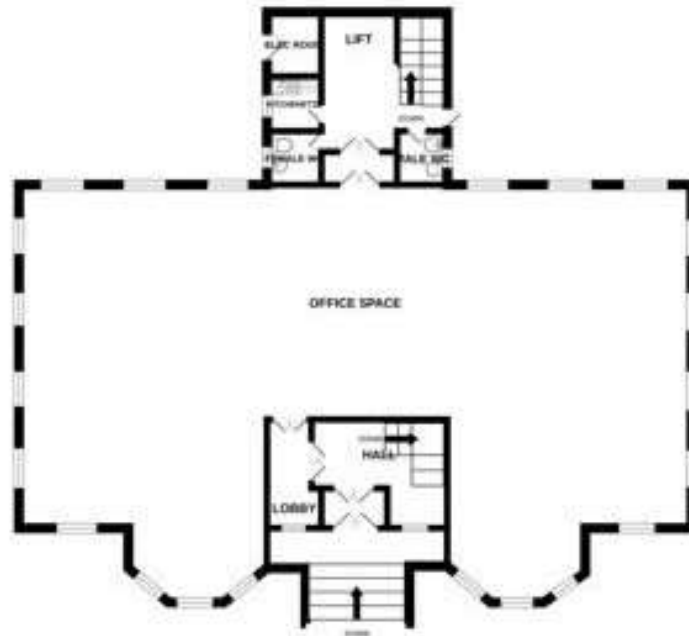




**LOWER GROUND FLOOR**



## GROUND FLOOR



## FIRST FLOOR



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### **Black Grace Cowley Limited**

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