

SUB-LET/ASSIGNMENT

OFFICE SUITES – From approx 5,000 sq ft to 20,376 sq ft for Whole Building - £21.45 psf

Royalty House, Walpole Avenue, Douglas



- Office Suites available in this prominent art deco style office building. Current lease runs to September 2025.
- Short distance from Government Offices and within easy walking distance of all the town centre's amenities.
- High spec both internally and externally to include Raised Access Floors, GFCH and an air exchange system via integral ceiling units. There are some air conditioning units.
- Suites available for immediate occupation.
- 15 onsite parking spaces split between the floors - available at an extra cost £1,300 each pa.

Over/...

DESCRIPTION

Excellent opportunity to occupy space in this modern art deco style building located in a prominent position on one of the main thoroughfares through central Douglas. The building benefits from raised access floors, carpet tiles, suspended ceilings and 2 eight person lifts. Disabled WC on all floors.

Other large occupiers in the vicinity include Lloyds Bank, Suntera and Equiom. The building is adjacent to the Sea Terminal.

LOCATION

Travelling along Lord Street towards the Sea Terminal, pass the bus station on your right-hand side where Royalty House can be found just on the left-hand side after the roundabout.

ACCOMMODATION

The property provides the following approximate floor areas:

Ground Floor:

- Office 1 – Approx 258 sq ft
- Office 2 – Approx 265 sq ft
- Office 3 – Approx 339 sq ft

First Floor:

- Approx 4,825 sq ft

Second Floor:

- Approx 4,825 sq ft

Third Floor:

- Approx 4,825 sq ft

Fourth Floor:

- Approx 5,039 sq ft

Total approx. net internal area 20,376 sq ft

SUB-LEASE/ASSIGNMENT

TERMS/REPAIRING OBLIGATIONS

An Assignment of the whole, or sub-leases of individual floors are available on effective FRI terms via a service charge. Tenant to pay rates and insurance. The current lease runs to September 2025.

DIRECTOR'S GUARANTEE/DEPOSIT

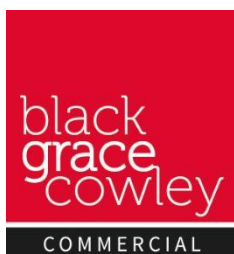
A Director's guarantee will be required if the lease is being taken in the name of a Limited Company. A 3 month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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