

TO LET

SERVICED OFFICE SPACE - Various Room Sizes – See below for Details/Prices

The Nunnery, Old Castletown Road, Douglas



- Office suites available in the exclusive 'Nunnery Estate' on the outskirts of Douglas.
- Gorgeous, historic, tranquil and picturesque setting.
- Ample on-site parking for use by occupiers and visitors.
- Rent inclusive of rates, building insurance, electric, central heating and WiFi.
- High specification internal finish.
- Suites available in the Mansion House and Stable Block for immediate occupation.

Over/...

DESCRIPTION

Dating back to the 6th Century, the historic estate of The Nunnery, offers picturesque office space surrounded by a designed 'parkland' landscape and sculpture trail. The current Mansion House was originally built in 1823 and has had many additions over the centuries.

The property provides a unique opportunity for individuals or businesses to occupy serviced offices which can be tailored to their requirements.

There is ample on-site parking for tenants and visitors.

LOCATION

Travelling along the South Quay with Douglas Yacht Club on your right hand side, continue straight on over the roundabout onto the Old Castletown Road. The Nunnery Estate can be found further along this road on the right hand side. There are two main entrances to the Estate with East Gate & Lodge first, followed by West Gate & Lodge.

ACCOMMODATION

Various Office Suites available on the Lower, Ground, Ground and First Floors in the Mansion House and also Suites in the Stable Block.

Shared access to kitchen and WC 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

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**.





Stable Block:

G6 - £ 359.00 / G7 - £ 355.00
 G8 - £ 654.00

Mansion House

First Floor
 F50 - £1,226.00 / F56 - £1,213.00
 F66 - £398.00 / F67 - £732.00

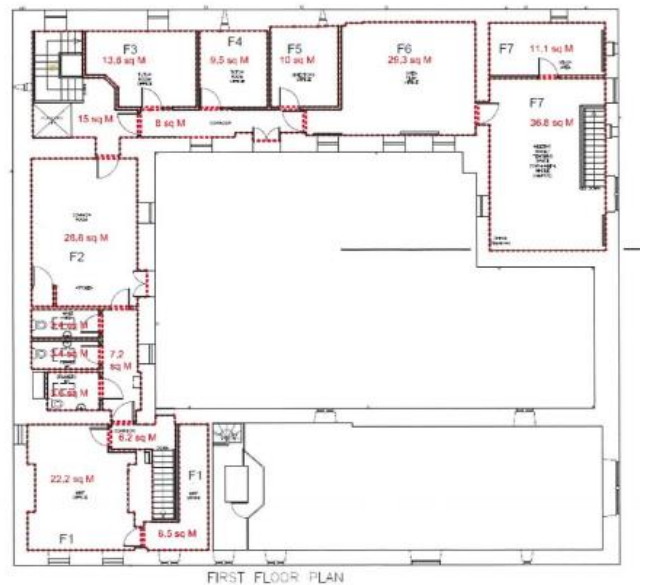
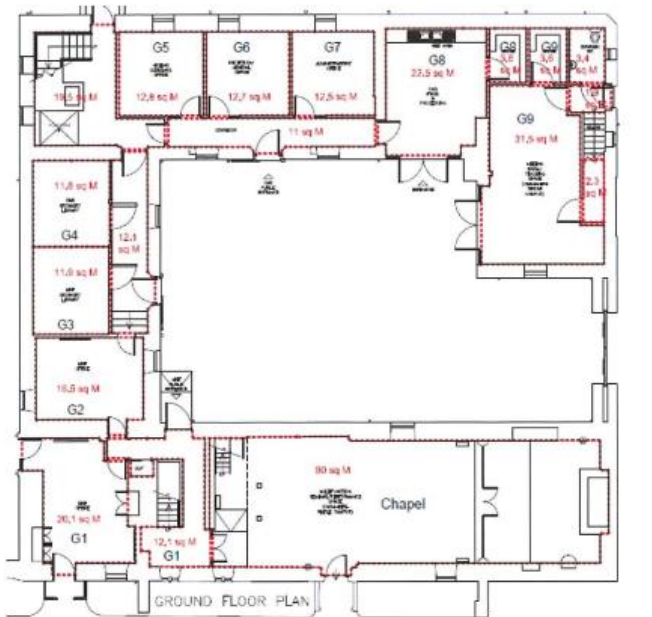
Ground Floor

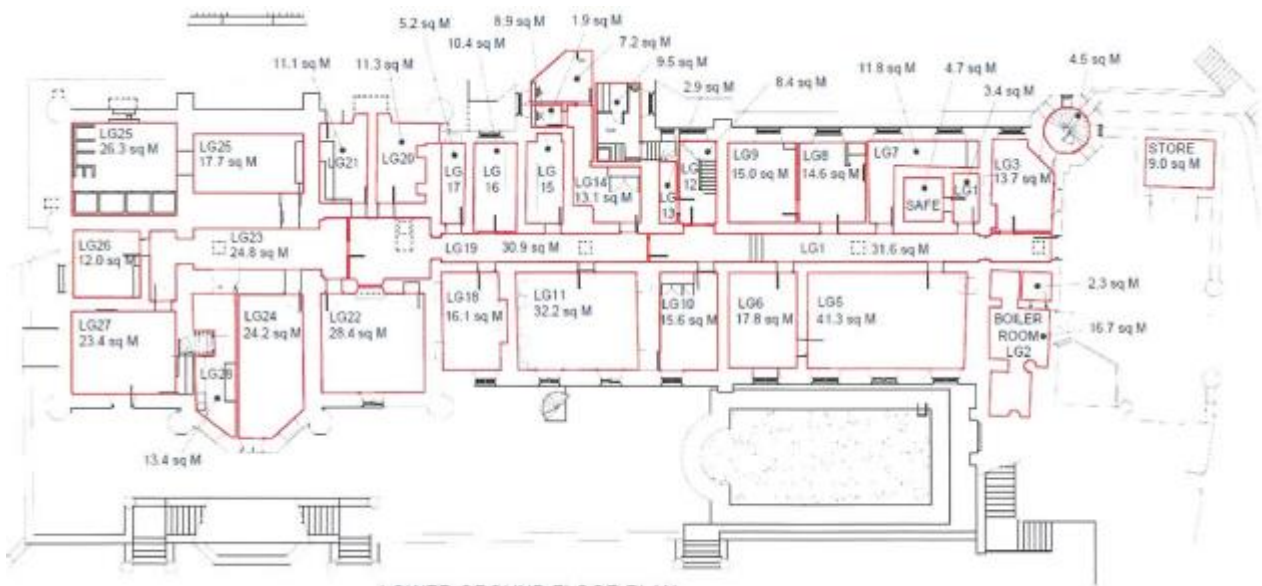
G40+G41 - £1,417.00 / G43 - £1,189.00

Lower Ground Floor

LG3 - £589.00 / LG6 - £755.00
 LG8 + LG9 - £1,257.00

Stable Block - Indicative plans





LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Sharon Gelling
Commercial Department
01624 645550
sharon@blackgracecowley.com

Ben Quayle
Commercial Department
01624 645550
ben@blackgracecowley.com

Black Grace Cowley Limited
Details of Black Grace Cowley can be viewed on our website blackgracecowley.com
This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Lambert Smith Hampton or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.