

TO LET

FIRST FLOOR OFFICE SPACE – £8,500 pa + VAT - Approx 526 sq ft

Unit 19B, Quay Chambers, South Quay, Douglas



- Modern First Floor, self contained office space conveniently located.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Perimeter trunking and strip lighting.
- Parking available at an additional cost.
- Suite available from 1st March 2023.

Over/...

DESCRIPTION

A great opportunity to lease a first floor suite with two separate offices, strip lighting and perimeter trunking. There is also a kitchen and WC within the suite. Parking is available at an additional cost.

LOCATION

Travelling along South Quay into Douglas, Quay Chambers can be found behind Quay House, on the right hand side.

ACCOMMODATION

First Floor Office Space – Approx 526 sq ft.

- Entrance Hall
- 2 x Separate Offices
- Kitchen
- WC

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

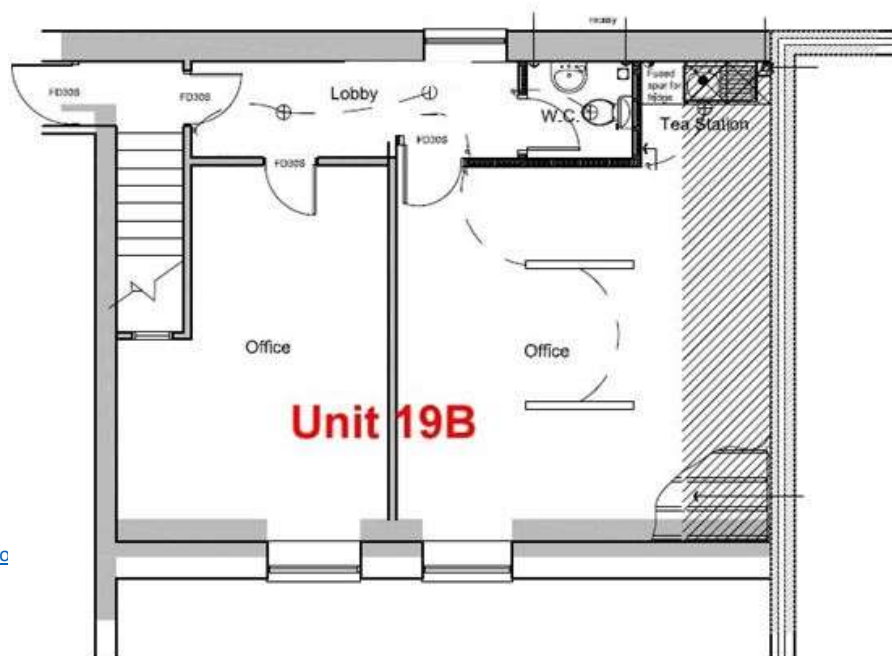
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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

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