

# TO LET

**2<sup>nd</sup> FLOOR OFFICE SPACE – £1,100 pcm excl. - Approx 757 sq ft**

## 26 VICTORIA STREET, DOUGLAS, IM1 2LE



- Prime location, self-contained 2<sup>nd</sup> floor office suite.
- 2 separate office rooms.
- Short distance from Government Offices and within walking distance of all the city centre's amenities.
- Wired with CAT 5 data cabling via perimeter trunking and Fibre Optic cabling.
- Suite available for immediate occupation.

Over/...

## DESCRIPTION

A great opportunity to lease a prime situated, self-contained office suite situated on Victoria Street, the main thoroughfare through the business and retail sectors of Douglas. This bright and airy office suite comprises of a front and rear office. There is a large communal kitchen and ladies & gents WC's in the common area. The office is wired with CAT 5 data cabling via perimeter trunking and Fibre Optic cabling. Victoria Street is a well established commercial location with occupiers including Barclays Bank, Heritage Homes and Starbucks. There is also a fire precautions system installed.

## LOCATION

Travelling down Victoria Street from Prospect Hill continue towards the junction with Strand Street/Duke Street and the property can be found prior to the Heritage Homes Sales and Marketing suite on the left-hand side of the road.

## ACCOMMODATION

2nd Floor Office Suite

- Large Front Open Plan Office
- Rear Open Plan Office
- Storeroom
- Ladies & Gents WC's to communal area
- Kitchen to communal area

## LEASE TERMS/REPAIRING OBLIGATIONS

Standard full repairing and insuring terms. The tenant will cover their own rates and insurance. Heating and electric is recharged on an occupied floor area basis.

## 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**.



Front Office

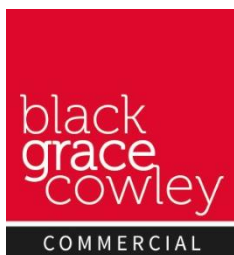




**Rear Office**



**Communal Areas**



**Sharon Gelling**  
Commercial Department  
**01624 645550**  
[sharon@blackgracecowley.com](mailto:sharon@blackgracecowley.com)  
**Ben Quayle**  
Commercial Department  
**01624 645550**  
[ben@blackgracecowley.com](mailto:ben@blackgracecowley.com)

**Black Grace Cowley Limited**

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