

TO LET

THIRD FLOOR OFFICE SPACE – £15,000 pa excl. ALL INCLUSIVE RENT - Approx 799 sq ft

26 VICTORIA STREET, DOUGLAS, IM1 2LE



- **ALL INCLUSIVE RENT** – Service Charge, Heating, Electric, Rates & Insurance.
- Prime location, self-contained 3rd floor office suite.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Wired with CAT 5 data cabling via perimeter trunking and Fibre Optic cabling.
- Suite available from April 2023.

Over/...

DESCRIPTION

A great opportunity to lease a prime situated, self-contained third floor office suite situated on Victoria Street, the main thoroughfare through the business and retail sectors of Douglas. 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. There is also a fire precautions system installed. Victoria Street is a well established commercial location with occupiers including Barclays Bank, HSBC, Heritage Homes and Starbucks.

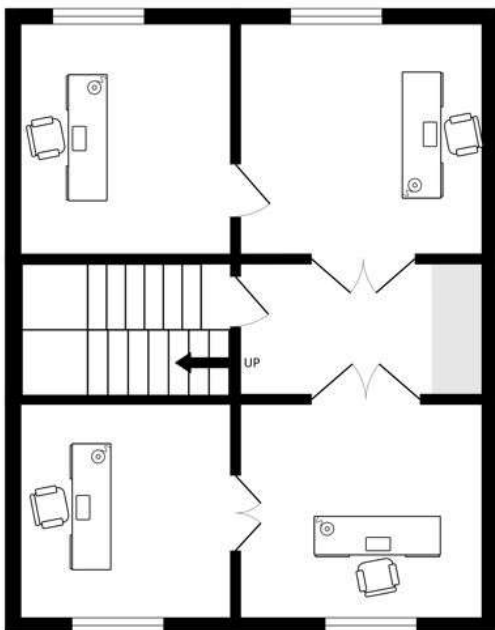
LOCATION

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

3rd Floor Office Suite

- 2 interconnecting open plan offices.
- Ladies & Gents WC's to communal area.
- Kitchen to communal area.



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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