

# TO LET



**2<sup>nd</sup> FLOOR OFFICE SPACE – £22.00 psf + VAT - Approx 1,103 sq ft**

## Unit 2W, Quay House, South Quay, Douglas



- Modern 2<sup>nd</sup> Floor office space conveniently located on the main arterial route into Douglas along South Quay.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Open Plan Office Space with Glass Partitioned Boardroom.
- Two covered parking spaces available at an additional cost.
- Suite available for immediate occupation.

Over/...

## DESCRIPTION

A great opportunity to lease a second floor suite in this prominent building in the centre of Douglas. Conveniently located with two covered parking spaces available at £1,200 + VAT pa, per space. Beautiful views overlooking Douglas Inner Harbour, The Marina and North Quay.

## LOCATION

Travelling along South Quay into Douglas, Quay House can be found on the right hand side just before the roundabout to Douglas Head.

## ACCOMMODATION

### Second Floor Office Space – Approx 1,103 sq ft

- Modern Open Plan office space
- Glass Partitioned Boardroom
- Kitchenette
- Comms Room
- WC's to common areas.
- Passenger Lift.

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on internal repairing terms. Tenant to pay rates, electricity, insurance and waste disposal charges.

## 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.

## 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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### Black Grace Cowley Limited

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