

# TO LET

**3<sup>rd</sup> FLOOR OFFICE SPACE – £5,500 pa excl. (NO VAT) - Approx 582 sq ft**

## 8 Victoria Street, Douglas



- 3<sup>rd</sup> Floor Office Space available in this prime situated commercial property.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Stunning views over Douglas Bay from the Rear Suite and Office Suite to Front.
- Available for immediate occupation.

Over/...

## DESCRIPTION

Last remaining suite has become available in this prime situated commercial property in the centre of Victoria Street, the main thoroughfare leading through the business and retail sector of the town. Victoria Street is an established commercial location with occupiers including Barclays Bank, Lloyds Bank, Equiom and HSBC Bank.

## LOCATION

Travelling down Victoria Street from Prospect Hill, continue past the pedestrian crossing to Strand Street and Duke Street, where the property can be found on the left hand side.

## ACCOMMODATION

**3<sup>rd</sup> Floor – Approximately 582 sq ft.**

- Open Plan Office to Front.
- Open Plan Office to Rear with Kitchenette.
- WC's to common areas.

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge. Tenant to pay rates and insurance.



## 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

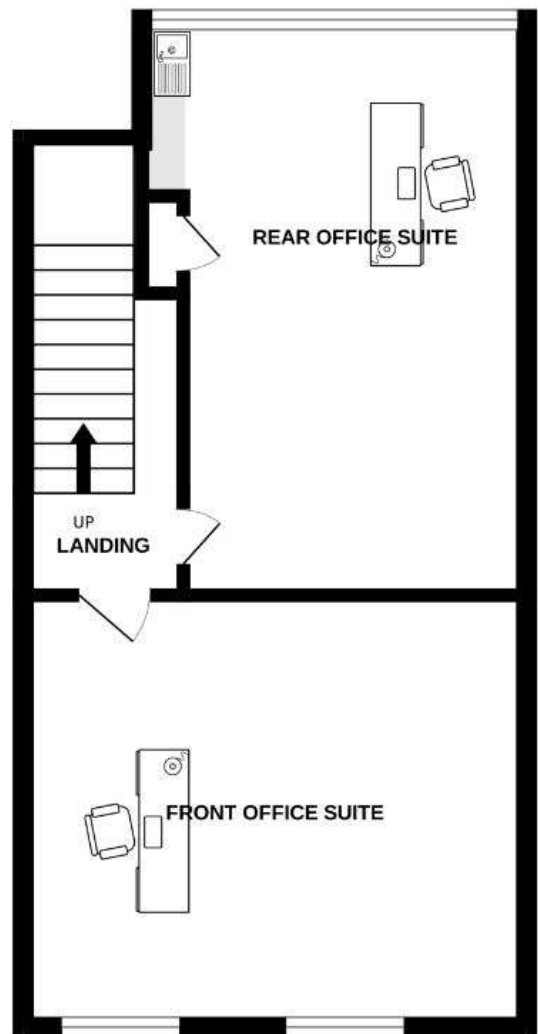
Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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





**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**

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://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 Black Grace Cowley 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.