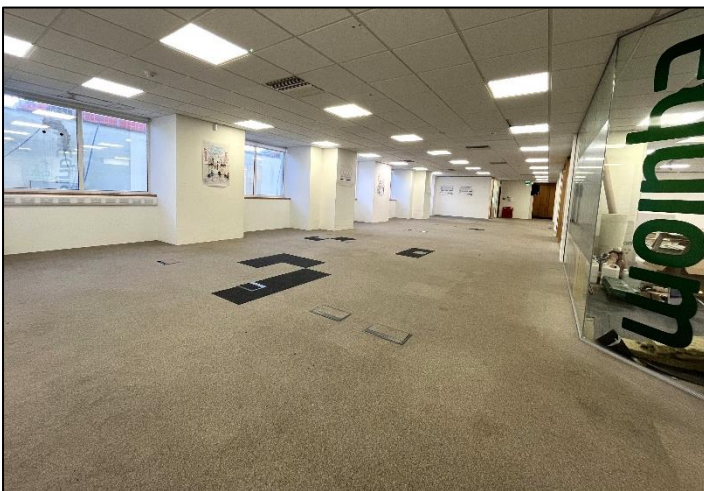
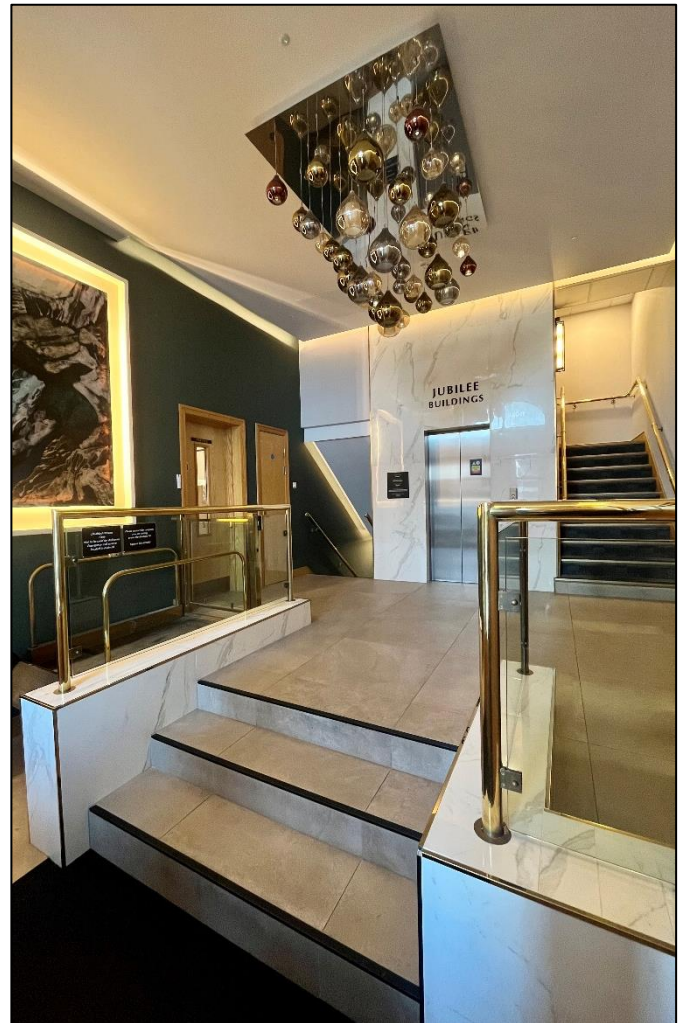


# TO LET – JUBILEE TERRACE



MODERN OFFICE SPACE – £13.50 psf excl. - Approx 3,794 sq ft

## Jubilee Buildings, 1 Victoria Street, Douglas



- Lower Ground Floor Office Suite in a prestigious modern building, set to benefit from the new 'Middlemarch' development, featuring a regal gated entrance off Walpole Avenue.
- High specification building with Raised Access Floors and Comfort Cooling System.
- The landlord is flexible and open to collaborating with prospective tenants to re-fit the space to suit their preferences.
- Suite available for immediate occupation.
- Up-to 10 car parking spaces available.

Over/...

## DESCRIPTION

Well-appointed Lower Ground Floor Suite in a distinguished building, set to gain enhanced prestige with the upcoming regal gated entrance from the 'Middlemarch' development. In addition to the new gated entrance off Walpole Avenue, the property will further benefit from a contemporary break out area following the completion of works.

The property is positioned upon Victoria Street, the main thoroughfare within Douglas's finance and retail centre, with other tenants including Lloyds Bank, Barclays and Plan.com. Within Jubilee Buildings residing tenants include Equiom Trust Company, Tower Insurance and Royal & Sun Alliance.

We can also offer up-to 10 car spaces (at additional cost) with the suite.

## LOCATION

Travelling down Victoria Street from Prospect Hill, continue past the junction with Strand Street/Duke Street where the property can be found immediately on the right-hand side opposite Lloyds Bank IOM Headquarters with superb views over The Tower of Refuge and Douglas Bay.

## LEASE TERMS/REPAIRING OBLIGATIONS

Flexible Lease terms available on standard FRI terms via a service charge.

## RENT REVIEWS

Standard three yearly upward only rent reviews.

## ACCOMMODATION

**Largely open plan space – Approx 3,794 sq ft**

- Staff area with fitted kitchen.
- External area suitable for staff break out space.
- WC's to common areas.

## 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

Further details and viewing arrangements strictly by appointment through the Sole Agents **Black Grace Cowley**. Contact Mark Grace or Ben Quayle.



JUBILEE BUILDINGS - LOWER GROUND FLOOR INTERIOR + COURTYARD OPTION 2



**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)

**Tom Walker**  
Commercial Department  
**01624 645578**  
[tom@blackgracecowley.com](mailto:tom@blackgracecowley.com)

### Black Grace Cowley Limited

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

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