

TO LET

OFFICE BUILDING – £72,000 pa excl. Approx 5,144 sq ft + 12 Car Spaces at Rear

St Mary's Church, The Parade, Castletown



- One of the most prestigious and iconic properties overlooking Market Square in the heart of Castletown. Castletown is the historic ancient Capital of Mann. Overlooks Castle Rushen Castle from the front and stunning sea views over Castletown Bay from the rear.
- Ideally located within easy walking distance of all Castletown's amenities, a few minutes' drive from the airport and only 15 minutes from Douglas town centre.
- Versatile and spacious office accommodation – a mix of offices and open plan space.
- On-site car parking for 12 vehicles.

Over/...

DESCRIPTION

Prominent office building overlooking Market Square in the heart of Castletown, enjoying fantastic sea views to the rear and offering office accommodation across two floors. Large car park to the rear with 12 individual spaces. Passenger lift to upper floor.

LOCATION

Travelling into Castletown Square from the harbour, turn left into The Parade where St Mary's will be facing you. The car parking is situated to the rear of the property adjoining the main public car park.

ACCOMMODATION

Ground Floor – Approx 2,065 sq ft

- Reception Area
- Various private offices
- Ladies and Gents WC's to common area

First Floor – Approx 2,870 sq ft

- Mainly Open Plan office space
- 3/4 x Offices
- Kitchenette

LEASE TERMS/REPAIRING OBLIGATIONS

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

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. Gas fired central heating.

TENURE

Vacant possession on completion of legal formalities.

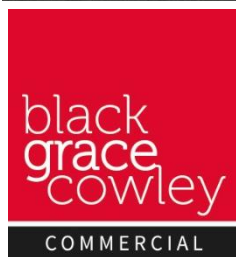
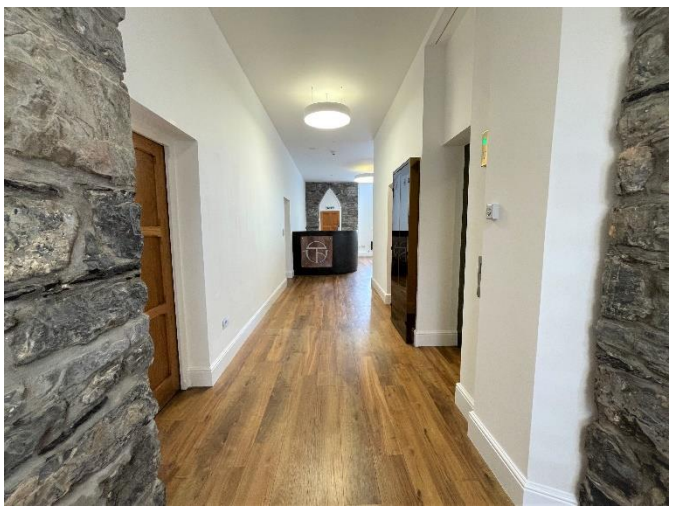
LEGAL FEES

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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