

LEASE ASSIGNMENT / SUB-LET

PRIME OFFICE SPACE - £22psf exclusive – Second Floor 3,000 - 6,378 sq ft



Evergreen House, Circular Road, Douglas



- Modern office building, conveniently located in the Centre of Douglas.
- Assignment of a Lease as a whole (6,378 sq ft) or Sub-Let of circa 3,000 sq ft.
- Grade A Space – Raised access floors & comfort cooling.
- New communal shower facility.
- Basement parking available at an additional cost.
- Impressive refurbished entrance lobby.

Over/..

DESCRIPTION

An Assignment of a Lease or Flexible Sub-Let is available in this modern four-storey building on Circular Road. The building boasts an impressive entrance lobby with glass staircase and the suites benefit from raised access floors, suspended ceilings and comfort cooling. There are brand new WCs on the ground floor and a communal shower room. There is basement parking available at additional cost.

LOCATION

Evergreen House is prominently situated in a corner position on Circular Road, one of the main arterial roads leading into the town centre, and within easy walking distance of the main Government Offices, Banks and central business district.

ACCOMMODATION

- **Part Second Floor: Circa 3,000 sq ft**
or
- **Whole Second Floor: Approx 6,378 sq ft**



LEASE TERMS

Lease term is flexible and available on standard full repairing and insuring terms via a service charge. Tenant to pay rates and building insurance in addition.

DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee will be required if taken in the name of a Limited Company.

SERVICES

Water, electricity and drainage are installed. There is a staff lift serving all floors.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Further details and viewing arrangements strictly by appointment through the Sole Agents. Please contact Kelly Jones or Mark Grace.



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Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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