

# TO LET

OFFICE SPACE – £5,000 pa + VAT - Approx 233 sq ft

## Finch House, 24 Finch Road, Douglas



- Modern, fully refurbished, lower ground office suite approximately 233 sq ft.
- Detached commercial office building in a prime location in the centre of Douglas.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Available for immediate occupation.
- Previously used as Physio Practice.
- Communal kitchen and WCs on the same floor.

Over/...

## DESCRIPTION

A great opportunity to take a lease of this modern lower ground office suite located in Finch House, a prime positioned detached commercial office building in the centre of Douglas. The suite is located at the rear of the building with ladies and gents WCs and kitchen on the same floor.

## LOCATION

Travelling along Finch Road from the Promenade, Finch House can be found on the left-hand side, being the headquarters of Douglas Technical Limited.

## ACCOMMODATION

- **Lower Ground Floor** – Approx 233 sq ft.

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge. Tenant to pay utilities, rates, insurance and communal area cleaning in addition.

## 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.

## 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

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

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