

# TO LET

PRIME OFFICE SPACE – £14 psf excl. - Approx. 1,785 sq ft - 28,880 sq ft

## St. Andrew's House, Finch Road, Douglas



- Fabulous opportunity to occupy this iconic building in the heart of Douglas. Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Arranged over five floors, which can be let as a whole or on a floor-by-floor basis.
- Raised access floors, suspended ceilings and two passenger lifts.
- Up-to 49 car parking spaces available at ground and basement level, at an extra cost of £1,250 per space.
- Suites available for immediate occupation.

Over/...

## DESCRIPTION

St. Andrew's House provides modern office space arranged over five floors, in the heart of Douglas. With attractive common areas and stunning views over Douglas Bay. The open plan office space has good levels of light with raised access floors, suspended ceilings, gas fired central heating and two passenger lifts to all floors. Car parking spaces are available on the ground and basement levels, at an extra cost of £1,250 per space.

## LOCATION

Situated on the left-hand side at the end of Finch Road, just before the junction with Prospect Hill.

## ACCOMMODATION

- **Lower Ground Floor** – Approx 1,785 sq ft
- **Part Ground & First Floor**- Approx 7,900 sq ft
- **Second Floor** – Approx 7,815 sq ft
- **Third Floor** – Approx 7,480 sq ft
- **Fourth Floor** – Approx 3,900 sq ft

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge.

## RENT REVIEWS

Standard three yearly upward only rent reviews.

## VAT

The building is not registered for VAT.

## 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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### Black Grace Cowley Limited

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