

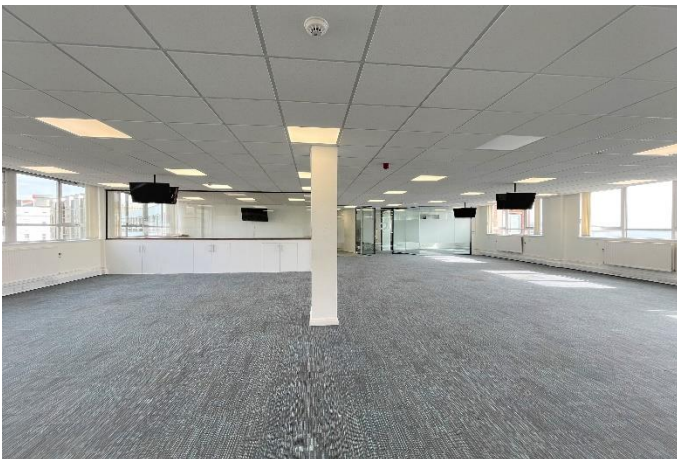
# SUB-LET



OFFICE SPACE – SUB-LET £20,400 pa - Approx 2,400 sq ft – NO VAT ON RENT

## Victory House, Prospect Hill, Douglas

### INGOING INCENTIVES OFFERED



- A Sub-Let is available in this prestigious, refurbished office building.
- Modern open plan office suite with glass partitioned meeting room, 'auditorium style' conference/meeting room (with two level built-in benches) and a modern kitchen.
- Fabulous views over Douglas Promenade.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Up to 7 car parking spaces available at an additional cost.
- Perimeter trunking for power and data, WCs and passenger lifts located in the common areas.
- Tenants of Victory House have the benefit of a discount in Prime Performance Gym.

## DESCRIPTION

An opportunity to take a Sub-Let on a modern refurbished, open plan suite and storeroom, situated in a prime location on Prospect Hill, opposite Isle of Man Bank. The suite is located on part of Level 7 and benefits from perimeter trunking for power and data, WCs and passenger lifts located in the common areas. There is also a storeroom for storage on Level 1 with the lease at £1,000 pa. 7 car parking spaces are available at £970 per space per annum.

## LOCATION

Travelling down Prospect Hill, Victory House can be found on the left-hand side at the junction with Athol Street. Other occupiers of Victory House include, Apple iQ, Rossborough Insurance and Prime Performance.

## ACCOMMODATION

### Part Level 7 – Approximately 2,400 sq ft

- Open plan office space
- Auditorium Style Room
- Glass Partitioned Meeting Room
- Kitchen
- WCs to common areas
- Passenger lifts to all floors

### Level 1 – Approximately 153 sq ft

- Storage Room

## LEASE TERMS/REPAIRING OBLIGATIONS

A Sub-Let is available to 23/05/2027 – there is a break option on 24/05/2024, on standard FRI terms via a service charge. 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.

## TENURE

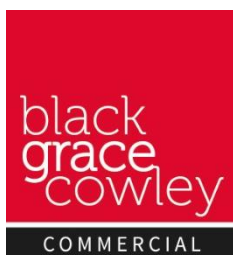
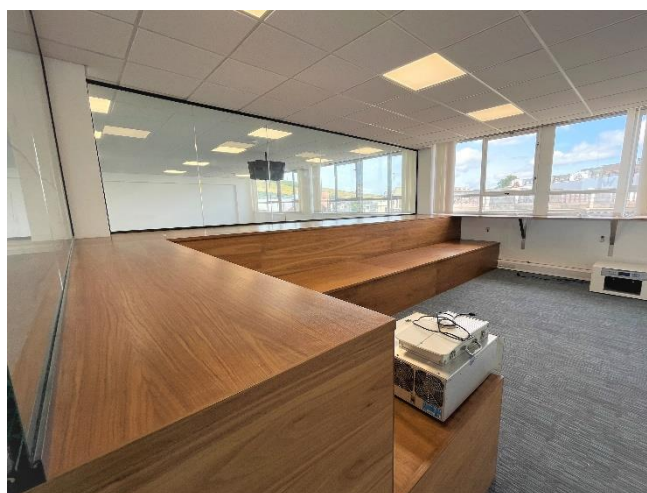
Vacant possession on completion of legal formalities.

## 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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