

TO LET



FIRST FLOOR OFFICE SPACE – £ 16 psf + VAT - Approx 1,148 sq ft

Well Road House, Market Street, Douglas



- First Floor Suite available in this modern, purpose-built office building in the centre of Douglas.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- CAT 5 cabling, perimeter trunking, strip lighting, intruder alarm, security system and passenger lift to all floors.
- Kitchen, shower and WC conveniently located within the suite.
- Office furniture available by negotiation.
- Suite available from mid-September.

Over/...

DESCRIPTION

Opportunity to take a new lease on a first floor suite in Well Road House. A modern, purpose-built property conveniently located in the centre of Douglas, above Clear Pharmacy and opposite Chester Street multi-storey car park. The suite benefits from CAT 5 cabling, perimeter trunking, strip lighting, intruder alarm, security system, double glazing and a passenger lift to all floors. Kitchen, shower and WC within the suite.

LOCATION

From Harris Promenade, travel up Church Road and turn left onto Market Street where the premises can be found on the left-hand side immediately before The Strand Shopping Centre.

ACCOMMODATION

First Floor Office Suite – Approx 1,148 sq ft.

- Glass partitioned Open Plan Office
- Boardroom

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available 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**.



Sharon Gelling
Commercial Department
01624 645550
sharon@blackgracecowley.com
Ben Quayle
Commercial Department
01624 645550
ben@blackgracecowley.com

Black Grace Cowley Limited

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

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