

TO LET – Central Office Space



OVER THREE FLOORS – £1,100 per month + VAT - Approximately 1,115 sq ft

17, Victoria Street, Douglas



- Modern Redecorated Office Suite available arranged over three floors in the heart of the town centre. The building has recently had new windows.
- Within easy walking distance of all the town centre's bars, coffee shops, restaurants, cafes and the main retail districts on the Island.
- Kitchen and WCs to the common areas.
- Lovely views.
- Available from for immediate occupation on completion of all legal formalities.

Over/...

DESCRIPTION

Great opportunity to lease a recently refurbished town centre office suite arranged over three floors.

LOCATION

Travelling down Victoria Street, continue past the right-hand turning onto Fort Street. The property can be found a few doors down on the right-hand side.

ACCOMMODATION

First Floor

Three offices (2 front and 1 rear), central store room

Second Floor

Two offices, kitchen, separate ladies/gents WCs

Third Floor

Two rooms (1 x front / 1 x back)

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard Internal terms. Tenant to pay rates. Landlord pays building insurance. Tenant to insure own contents.

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

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