

# TO LET



**MODERN OFFICE ACCOMMODATION - £17.50 PSF. No VAT on the rent**

## **HILLARY HOUSE PROSPECT HILL, DOUGLAS, IM1 1EQ**



- Impressive office suites within a prominent premises upon Prospect Hill.
- Furnished to a high specification with a newly refurbished communal entrance hall.
- The property features a passenger lift servicing upper floor.
- Fibre optic cabling, self-contained kitchen facilities and WCs.
- High efficiency gas boilers and modern air handling plant.

## DESCRIPTION

An excellent opportunity to let office space in this unique and prominent office premises known as Hillary House. Located on Prospect Hill the building occupies a prominent central position within Douglas and is finished to high standard after being completely refurbished and renovated in recent years. The premises has been professionally furnished to a high standard exploiting its potential. **Furniture available by way of separate negotiation.**

## LOCATION

Hillary House is situated right in the heart of the financial and business centre of Douglas, on the corner of Finch Road and Prospect Hill. It is within easy walking distance of the main clearing banks, Capital House and Athol Street, with Government Offices adjacent. Car parking is available on Finch Road at additional cost.

## ACCOMMODATION

Basement	581 sq. ft
Ground	2,298 sq. ft
First	2,857 sq. ft

## LEASE TERMS

New effective full repairing and insuring leases, via a service charge, are being offered on flexible terms. 3 yearly upwardly rent reviews to market value.

## 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

It is understood all mains services are connected to the building. Tenants to pay rates and insurance.

## LEGAL FEES

Each party to pay their own legal fees.

## TENURE

Vacant possession upon completion of all legal formalities.

## VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley.**



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