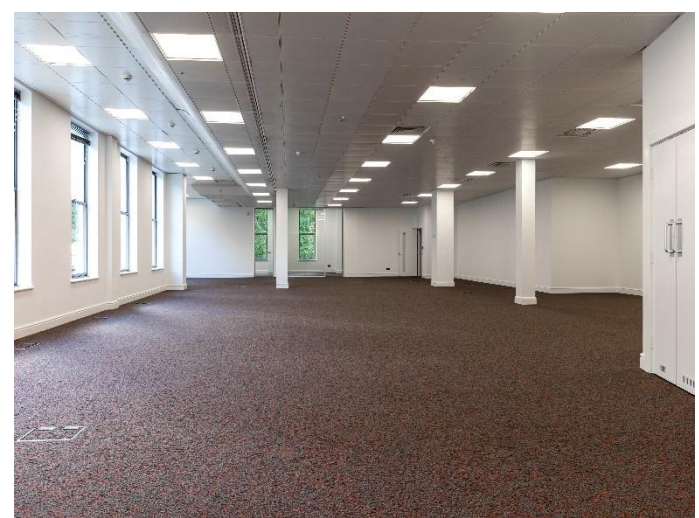


TO LET



GRADE A PRIME OFFICE SPACE – £24.50 psf excl. - Approximately 3,160 sq ft

Fort Anne, Head Road, Douglas



- Superb opportunity to Lease a Ground Floor Suite in this modern office building with fabulous views overlooking Douglas Bay.
- Open plan office space with two meeting rooms, raised access floors and air conditioning.
- Striking reception area with 2 passenger lifts.
- Indoor swimming pool, sauna, steam room and gymnasium.
- 12 car parking spaces available at an additional cost of £1,250 pa + VAT per space.

Over/...

DESCRIPTION

One of the Island's most iconic and impressive office buildings which occupies a unique position overlooking Douglas Bay. Fort Anne is home to Doehle (IOM) Limited, Annexio and Cains Advocates. The Ground Floor open plan suite benefits from being fully carpeted with raised access floors, suspended ceilings and air conditioning. Communal kitchens and separate ladies, gents and disabled WCs.

LOCATION

Travelling along South Quay towards the breakwater, the entrance to Fort Anne can be found on the right-hand side a short distance after the bridge. Ideally situated only a few minutes' walk from the centre of town and all amenities.

ACCOMMODATION

Ground Floor suite – Approximately 3,160 sq ft

- Open Plan Office
- Two Meeting Rooms
- Communal Kitchen
- Ladies, Gents and Disabled WCs to the common areas.



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

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 may be required if the lease is being taken in the name of a Limited Company.

CAR PARKING

12 Car parking spaces are available at an additional £1,250 pa + VAT per space.

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.**



Black Grace Cowley Limited

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

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