

LEASE ASSIGNMENT (to Dec 26)

OFFICE SPACE – Lower Ground, Ground & First Floor Available - Approx 11,417 sq ft - £19.75 psf + VAT

10, FINCH ROAD, DOUGLAS, IM1 2LD



- 3 floors available in this modern, fully refurbished detached office block in the centre of Douglas.
- Assignment of a Lease as a whole (11,417 sq ft)
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Raised access floors. Lift access to all floors.
- High specification internal and external finish.
- Onsite multi-storey car park at rear.
- Stunning sea views from rear.

Over/...

DESCRIPTION

A superb opportunity to lease 3 floors of office space in this attractive, modern, fully refurbished detached office block on Finch Road, within easy walking distance of Government Offices, Athol Street and the main Clearing Banks. There is lift access to all floors and ladies and gents WC's within the common areas. Car parking is available at the rear of the building at an additional cost of £1,250 per space, pa plus VAT.

LOCATION

Travelling along Finch Road from The Promenade, 10 Finch Road stands out as a prominent feature property and can be found on the left hand side. Formerly the Headquarters of Allied Irish Bank, 10 Finch Road is ideally situated in the centre of Douglas' financial community.

ACCOMMODATION

Basement Floor Suite – (Approx 3,215 sqft)

- Kitchen/Break-out area
- Office Space

Ground Floor Suite – (Approx 3,942 sqft)

- Open Plan Office, Kitchenette

First Floor Suite – (Approx 4,260 sqft)

- Open Plan Office, Kitchenette

LEASE TERMS

The lease is for a 10 year term from 6th December 2016, on full repairing and insuring terms.

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. The lower ground, ground and first floors benefit from a VRV Comfort Cooling system.

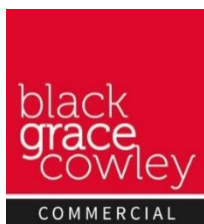
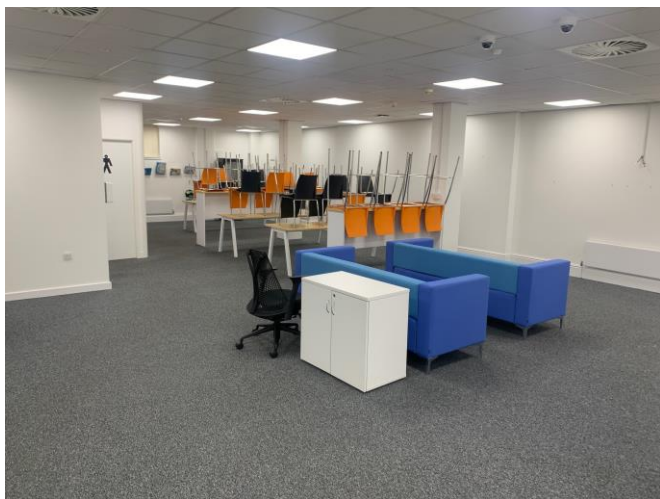
LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Strictly by appointment through **Black Grace Cowley**.





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