

# TO LET

OFFICE SUITES AVAILABLE at £19.75 psf excl. - Approx 3,215 – 19,327 sq ft

## 10, Finch Road, Douglas, IM1 2LD



- Modern Office Suites available in this fully refurbished detached Office building in the centre of Douglas, with high specification internal and external finish.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Comfort Cooling System, raised access floors, suspended ceilings and fibre optic cabling into the building.
- Lift access to all floors and parking for upto 36 vehicles to the rear at an additional cost.
- Suites available for immediate occupation on completion of all legal formalities.

Over/...

## DESCRIPTION

A superb opportunity to lease office space in this attractive, modern, fully refurbished, five storey detached office building on Finch Road, with stunning views from the rear over Douglas Bay. The property benefits from lift access and car parking for upto 36 vehicles at the rear of the building at an additional cost of £1,250 per space, per annum plus VAT. Ladies and gents WCs within the common areas.

## 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)

- Office Space
- Kitchenette / Break-out area

### Ground Floor Suite – (Approx 3,942 sqft)

- Open Plan Office

### First Floor Suite – (Approx 4,260 sqft)

- Open Plan Office

### Second Floor Suite – (Approx 4,188 sqft)

- Open Plan Office
- Kitchenette

### Third Floor Suite – (Approx 3,722 sqft)

- Open Plan Office
- Kitchenette

## REPAIRING OBLIGATIONS

Standard full repairing and insuring terms via service charge.

## 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.

## REFERENCES

Financial and professional references will be required from prospective tenants and guarantors may be required in the case of limited companies.

## SERVICES

Mains services are installed. The lower ground, ground and first floors benefit from a VRV Comfort Cooling system.

## TENURE

Vacant possession on completion of all legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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

## LOWER GROUND FLOOR



**GROUND FLOOR**



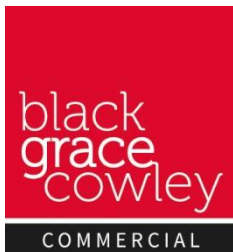
**FIRST FLOOR**



**SECOND FLOOR**



## THIRD FLOOR



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### Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

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