

TO LET - MODERN OFFICE SUITES



Ground/ 1st Floor Suites – Approx 2,675 – 5,700 sq ft – Ingoing Incentive Rental - £15psf + SC

11-13 Hill Street, Douglas



- Ground and First Floor Office Suites available in this purpose-built modern office building in the heart of Douglas.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Suspended ceilings with integral lighting,
- Onsite parking available at an additional cost of £1,200 pa, per space + VAT.
- Immediate occupation on completion of all legal formalities.

Over/...

DESCRIPTION

Opportunity to take a modern suite within a purpose-built office building, set to be fitted with new windows throughout. Located in the office/financial district, the property benefits from being close to leading banks, professional offices, Government Offices and The Law Courts. The suites comprise of suspended ceilings, open plan office area with a contemporary partitioned office and a contemporary fitted kitchen with break-out area. There is a modern, furnished communal entrance, stairs and a passenger lift to the upper floors. There is Fibre Optic cabling into the building.

LOCATION

Travelling up Prospect Hill past the junction with Athol Street, take the next turning on the left into Hill Street where the property will be seen on the left.



ACCOMMODATION

Ground Floor – Approximately 2,675 sq ft

- Open plan Office Space
- Boardroom
- Kitchen/Break-out area

First Floor – Approximately 3,025 sq ft

- Open Plan Office Space
- 4 x Offices
- 1 x Boardroom
- Kitchen

LEASE TERMS/REPAIRING OBLIGATIONS

New leases are available on standard FRI terms via service charge. Tenant to pay rates and insurance.

RENT REVIEWS

Standard three yearly upward only rent reviews.



DIRECTOR'S GUARANTEE/DEPOSIT

A security deposit equivalent to one quarter's rent is to be paid on term commencement and to be returnable on satisfactory expiry of the lease. A director's guarantee will be required if the lease is taken in the name of a limited company.

SERVICES

Mains services are installed.

TENURE

Vacant possession on completion of legal formalities.

LEGAL FEES

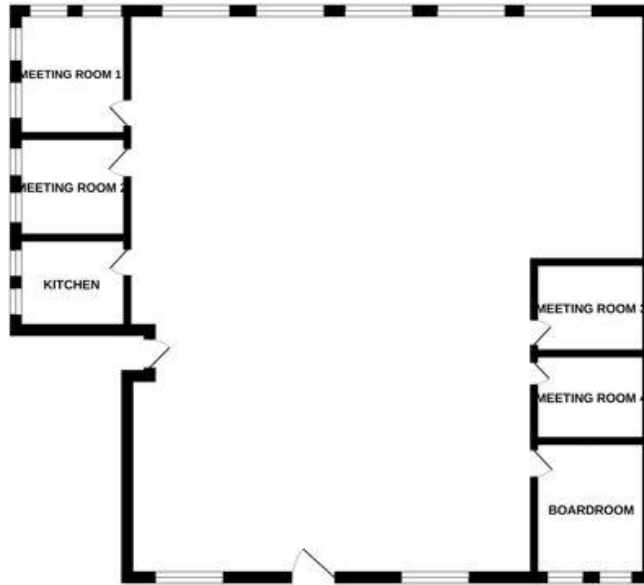
Each party to pay their own legal fees.

VIEWING

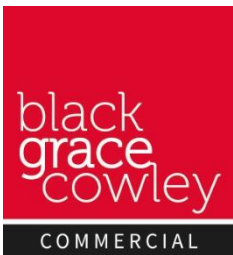
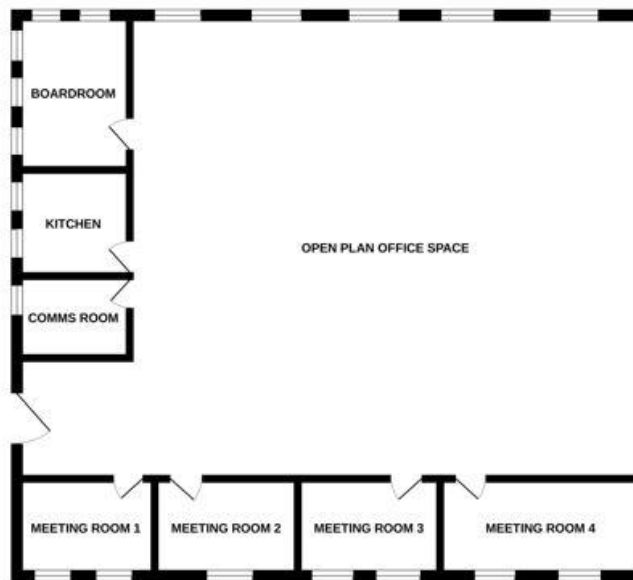
Strictly by appointment through **Black Grace Cowley**.



GROUND FLOOR



1ST FLOOR



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

Tom Walker
Commercial Department
01624 645578
tom@blackgracecowley.com

Black Grace Cowley Limited

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

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Black Grace Cowley or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.