

TO LET



OFFICE SUITES/MIXED USE - Approx 1,075 > 2,345 sqft - £17 psf + Serv Chg - NO VAT

14-16 Nelson Street, Douglas



- **GENEROUS INGOING INCENTIVES OFFERED – NO VAT ON RENT**
- Ground and First Floor Modern Office Suites available in this purpose-built Office building in the heart of the financial and business centre of Douglas.
- Perfect for startups, small businesses, or expanding enterprises looking for a central location to establish or grow their presence.
- Suspended ceilings with integral lighting and cabling installed throughout via wall trunking.
- Currently laid out as office space but change of use has been granted for 'Mixed Use'. See over for more details.

Over/...

DESCRIPTION

A prime location for your business, ensuring maximum visibility and accessibility, with a Change of Use granted from Offices to 'Mixed Use' Premises, which includes financial & professional services, clinic or health centre, child care & education and community facility.

With modern finishes and open layouts, the space is customizable to suit your specific business needs. Both suites benefit from suspended ceilings with integral lighting and cabling installed throughout via wall trunking. Conveniently situated in the heart of the financial and business centre of Douglas and other conveniences that the Town Centre has to offer.

LOCATION

The building is approached by travelling along Market Street, where the property can be found directly opposite the entrance to Marks and Spencer's car park.

ACCOMMODATION

Ground Floor – Approximately 1,075 sq ft

- Open Plan Suite
- Kitchenette
- 3 x Partitioned Meeting Rooms
- Store Cupboard

First Floor – Approx 1,270 sq ft

- Open Plan Suite
- Separate Ladies & Gents WC's
- Provision for kitchen installation.

REPAIRING OBLIGATIONS

New Leases are available of Standard full repairing and insuring terms via a service charge of £5.40 psf, (which includes rates and insurance).

RENT REVIEWS

Standard three yearly upward only rent reviews.

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. Gas fired central heating and air conditioning throughout.

TENURE

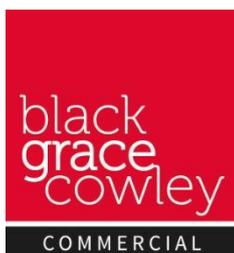
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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Black Grace Cowley Limited

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

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