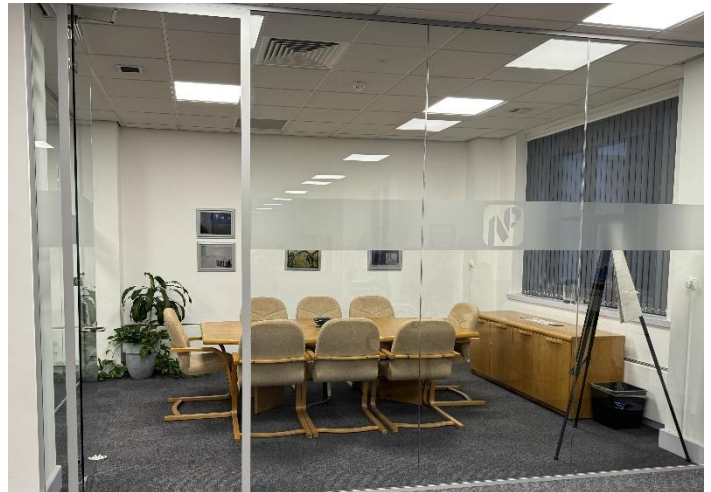
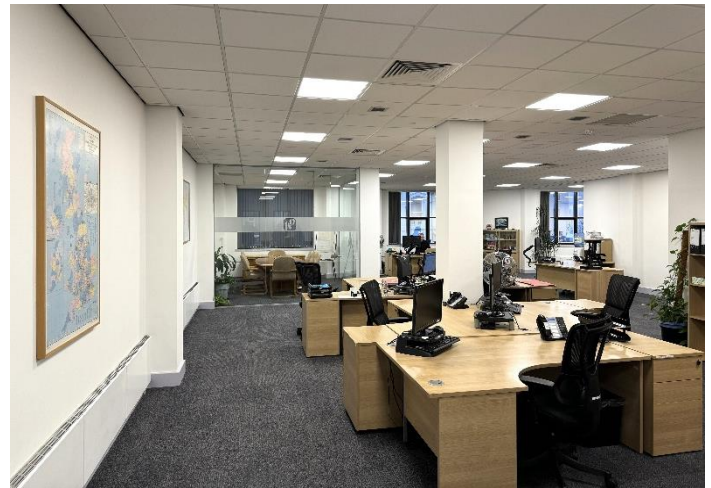


SUBLET OPPORTUNITY



1st FLOOR OFFICE SUITE – £19psf excl. + Service Charge – Approximately 1,832 sq ft

Analyst House, 20-26 Peel Road, Douglas



- Modern 1st Floor Office Suite, available to sublet in this recently refurbished purpose-built property.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Raised access floors, suspended ceilings and modular recessed lighting, air conditioning, fully re-fitted WCs and shower facilities to common areas.
- Available for immediate occupation.

Over//...

DESCRIPTION

Great opportunity to sublet an office suite on the 1st floor of this modern purpose-built property, with interior features including, raised access floors, suspended ceilings with modular recessed lighting, air conditioning and gas fired central heating. All floors are served by an 8-person high-speed passenger lift, with WCs and shower facilities to the common areas.

Parking is available at an extra cost of £1,200 per annum plus VAT, per space.

LOCATION

Travelling out of town along Lord Street onto Peel Road, the property can be found on the right-hand side just after the right-hand turning onto Hope Street.

ACCOMMODATION

Level 1 – Approximately 1,832 sq ft

- Open Plan Office Space
- Meeting Room
- Recently installed modern Kitchen
- WCs and shower facilities to common areas

LEASE TERMS/REPAIRING OBLIGATIONS

A sublet is available until 30/11/2026 on standard FRI terms via a service charge. Terms available to extend if required. Tenant to pay rates and insurance.

DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee may be required if the lease is being taken in the name of a Limited Company or 3-month rental deposit.

SERVICES

Mains services are installed.

TENURE

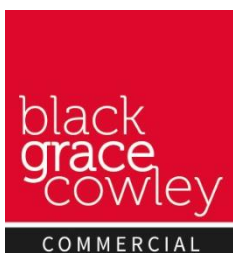
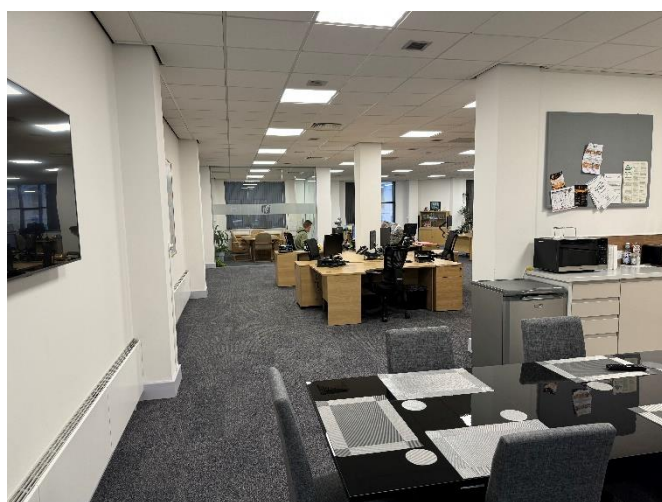
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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Black Grace Cowley Limited

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