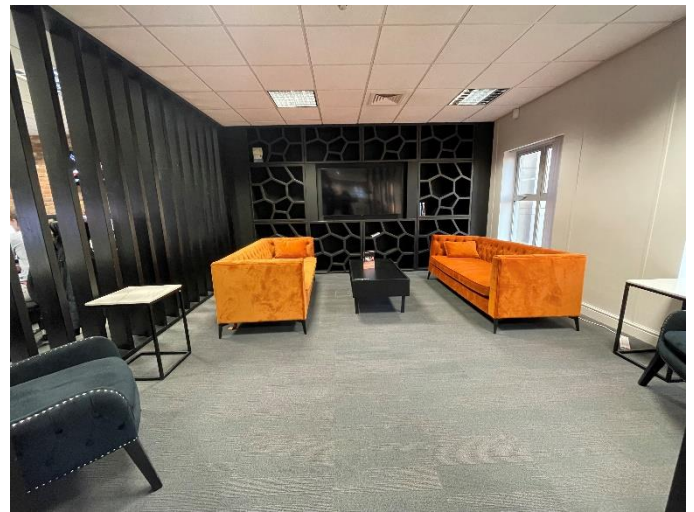


# TO LET – PRIME OFFICE SPACE



'GRADE A' OFFICE - £22 psf + VAT – 2<sup>nd</sup> Floor 3,751 sq ft

2<sup>nd</sup> Floor, Rose House, Circular Road, Douglas



- Stunning suite available in this modern building.
- Fitted out to an exacting standard with an eclectic but balanced mix of both open plan working spaces and informal meeting areas.
- Grade A Space – Raised Access Floors & Comfort Cooling.
- It is understood Fibre Optic cabling is installed in the suite.
- There is onsite basement parking available at additional cost.

## LOCATION

Travelling from Quarterbridge toward Douglas town centre onto Circular Road, Rose House can be found on the right-hand side opposite the Multi-Storey Capital Car Park.

## ACCOMMODATION

**2<sup>nd</sup> Floor Office – Approx 3,751 sq ft**

## 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.

## LEASE TERMS

A new lease is available on effective FRI terms via a service charge.

## POSSESSION

Vacant possession upon completion of all legal formalities.

## VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley.**



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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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