

TO LET

VARIOUS OFFICE SUITES – £15 psf excl. - Approximately 620 sq ft > 2,215 sq ft

Murdoch Chambers, South Quay, Douglas



- **INGOING INCENTIVES AVAILABLE**
- Modern open plan office suites, conveniently located on the main arterial route into Douglas along South Quay, with views overlooking Douglas Marina.
- Short distance from Government Offices and within walking distance of all town centre amenities.
- On-site car parking spaces available to the rear of the property at an additional cost.
- Available for immediate occupation on completion of all legal formalities.

Over/...

DESCRIPTION

Great opportunity to take office space in this central modern office building, located on Douglas's South Quay with fabulous views over the Marina.

The suites benefit from gas fired central heating, their own or shared kitchen, ladies and gents WCs and on-site car parking. Spaces are available at an additional cost.

LOCATION

Travelling along the South Quay towards the Sea Terminal, turn up onto Fort Anne Road at the roundabout where the property can be found immediately on the right-hand side.

ACCOMMODATION

Ground Floor – Office 11 - Approximately 878 sq ft

- Open Plan Office Suite
- Access to WCs and Kitchenette

Part 2nd Floor – Office 6 – Approximately 620 sq ft

- Open Plan Office Suite
- Own kitchen & WC
- Views over Douglas Harbour

Third Floor – Approximately 717 sq ft

- Open Plan Office Suite (with original exposed beams, large feature window and excellent views over the Quay)
- Kitchen

LEASE TERMS/REPAIRING OBLIGATIONS

New leases are available on standard FRI terms via a service charge. Tenant to pay 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.

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**.



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

