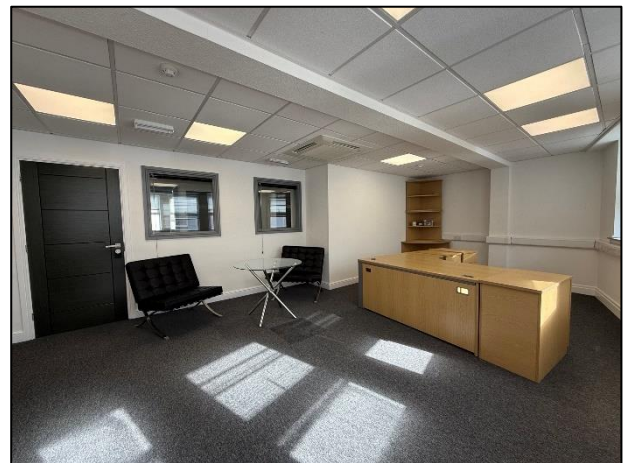


TO LET

Office Space Over 3 Floors Ranging from 935 sq. ft to 3585 sq. ft - £18.00 sq. ft

28 Victoria Street, Douglas, Isle of Man



- Modern Office Suites available to rent at this prominently positioned building in Douglas City Centre.
- Conveniently located upon the popular Victoria Street, providing close proximity to public transportation links.
- 1st & 3rd Floors Partitioned unfurnished office space.
- 2nd Floor Partitioned office space equipped with furniture, available by way of separate negotiations.
- Demised kitchen and toilet facilities on all floors.
- Available for immediate occupation on completion of all legal formalities.

DESCRIPTION

Housed within Douglas City Centre, this office space provides the perfect all encompassed space with its own kitchens and gender specific toilets. The 2nd floor office is furnished; however, the furnishings are available by way of separate negotiation.

LOCATION

Travelling down prospect hill and entering Victoria street the property can be found on the left-hand side after Barclays Bank. The ground floor of the building is occupied by popular bar Oscars with the office spaces above benefitting from a separate personnel door to the left.

ACCOMMODATION

- Office Spaces over 3 floors.
- 1st Floor approx. 1,500 sq. ft
- 2nd Floor approx. 1,150 sq. ft
- 3rd Floor approx. 935 sq. ft
- Kitchens
- WCs
- Lift

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard full repairing and insuring terms via service charge. Tenant to pay own rates, utilities and proportion of the landlord's portfolio insurance premium based on % of floor area occupied of the building.

RENT REVIEWS

Standard three yearly reviews linked to Manx RPI.

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.

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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