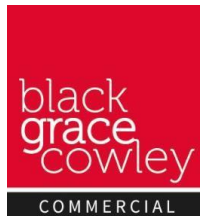
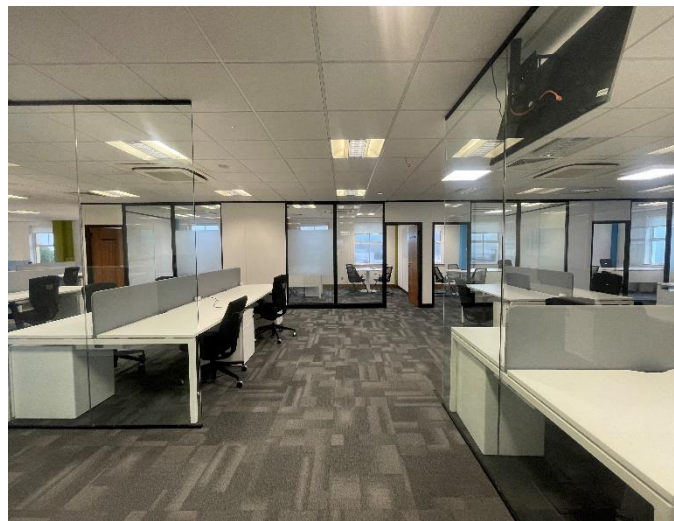


TO LET

PRIME OFFICE SPACE – Second Floor 6,378 sq ft - £22 psf + VAT



2nd Floor, Evergreen House, Circular Road, Douglas



- Modern, second floor office suite, conveniently located in the Centre of Douglas.
- Grade A Refurbished Space – raised access floors & comfort cooling.
- High Level Fit Out. Recent full window replacement scheme.
- Basement parking spaces available at an additional cost.
- Impressive, refurbished entrance lobby.
- Fabulous countryside views.

Over/..

DESCRIPTION

Second floor suite available in this modern office building on Circular Road.

Evergreen House boasts an impressive entrance lobby with glass staircase and the suite benefits from raised access floors, suspended ceilings and comfort cooling.

The washroom provisions within the common areas have been refurbished to a high, modern standard and benefit from shower facilities.

Basement parking also available at additional cost.

The suite itself is fitted and finished to an impressive standard and an incoming tenant will benefit from one of the most attractive office suites in the area.

LOCATION

Evergreen House is prominently situated in a corner position on Circular Road, one of the main arterial roads leading into the town centre, and within easy walking distance of the main Government Offices, Banks and central business district.

ACCOMMODATION

This impressive suite on the second floor of Evergreen House extends to **in the region of 6,378 sq ft** (Net Internal Area)

LEASE TERMS

A new lease is available on standard full repairing and insuring terms via a service charge. Tenant to pay rates and a proportional recharge of the building insurance premium in addition.

DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee may be required if taken in the name of a Limited Company. A 3 month rent deposit will be required.

SERVICES

Water, electricity and drainage are installed. There is a lift serving all floors.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

The property can be seen from the adjacent highway. For internal inspection strictly by appointment with **Black Grace Cowley on 01624 645550 (Option 3)**



Mark Grace
Commercial Department
01624 645551
mark@blackgracecowley.com
Benjamin Quayle
Commercial Department
01624 645575
ben@blackgracecowley.com

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

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