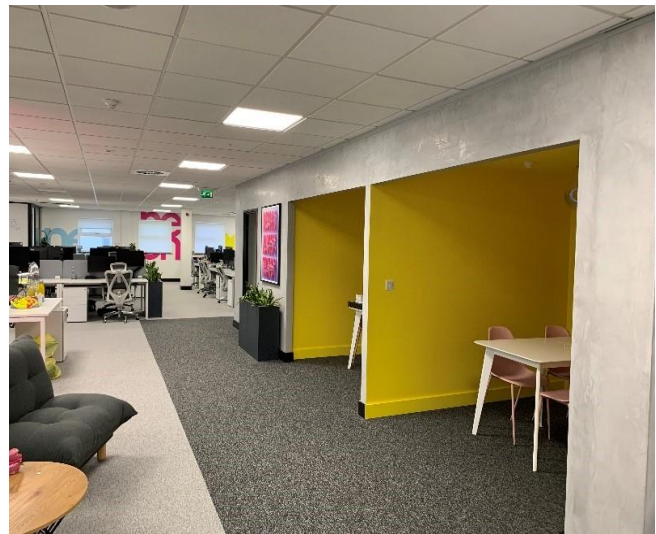


TO LET

PRIME OFFICE SPACE – Third Floor 5,984 sq ft - £22 per square foot EXC.

Evergreen House, Douglas



- Modern, third 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.
- Up to 7 basement parking spaces available at an additional cost.
- Impressive, refurbished entrance lobby.

Over/...

DESCRIPTION

Superb third 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.

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 third floor of Evergreen House extends to **in the region of 5,984 sq ft** (Net Internal Area).

LEASE TERMS

A sub-letting is offered at a rent of £22/sqft per annum.

There is an opportunity to include up to 7 car parking spaces within the basement car park at additional cost.

Further details are available from the agent for seriously interested parties.

The lease is 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.

SERVICES

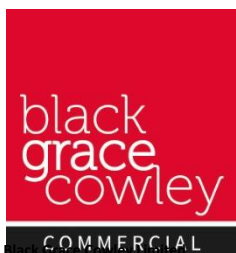
Water, electricity and drainage are installed. There is a lift serving all floors.

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**.



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