

TO LET

Modern Ground Floor Office – £25,500 pa exc. VAT (£18 psf) - Approx 1,410 sq ft

Part Ground Floor, Aston House, Hope Street, Douglas, IM1 1AR



- Modern Ground Floor Suite in a Modern Purpose-Built Office.
- Prominent Corner Position on Hope Street.
- Glass Meeting Room / Boardroom and Fully Equipped Kitchenette.
- Independent Access Directly from Hope Street.
- Nearby Car Parking Available by Way License Agreement at a Separate Cost.
- Vacant Possession Upon Completion of Legal Documentation.

Over/...

DESCRIPTION

The open plan suite offers 'Grade A' space to include raised access floors, comfort cooling/heating system, suspended ceiling with integrated lighting and a kitchenette. WCs are in the common areas and there is a passenger lift to all floors. The ground floor suite can be accessed via the main entrance lobby or via a self-contained door off Hope Street. Parking is available at additional cost if required.

LOCATION

Aston House is situated in a prominent corner position, centrally located in the financial district and within easy walking distance of all amenities of the city centre.

Travelling along Athol Street, turn right at the end and take the next turning right onto Hope Street, Aston House can be found on your left-hand side, just prior to IOMA House.

ACCOMMODATION

- Fully Equipped Kitchen
- Glass Partitioned Meeting / Boardrooms
- Male/Female WCs in Common Areas.
- Nearby Car Parking Via Separate Agreement.

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms. Tenant to pay rates, insurance and utilities.

- 2024 / 2025 Rates: £2,339.81
- 2024 / 2025 Insurance Premium: £287.18



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RENT REVIEWS

Standard three yearly upward only rent reviews.

DIRECTOR'S GUARANTEE/DEPOSIT

Deposits or a Parent Company / Director's guarantees may be required in the case of Limited Companies.

SERVICES

All mains services are installed i.e gas, electric and water.

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**.



Black Grace Cowley Limited

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

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