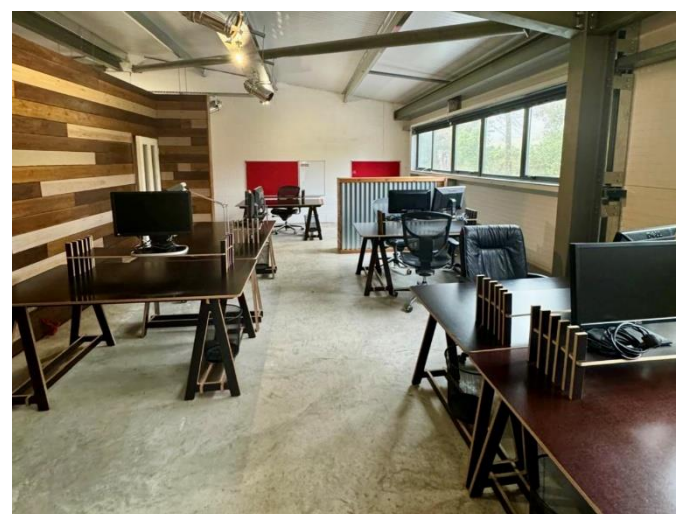
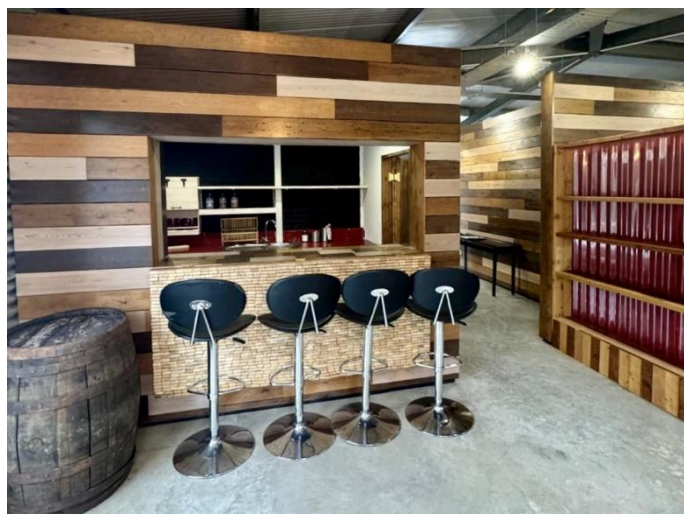


SUB-LET

1st FLOOR OFFICE SPACE – £10,242.50 pa excl. – Circ. 2,000 sq ft

Unit 17D, Tromode Estate, Douglas



- Modern, First Floor Office Unit available to sub-let, on the popular Tromode Estate.
- Maintained to a high standard in an attractive riverside setting.
- Attractive Office/admin space with open plan and private offices and a fitted bar area.
- Includes car parking spaces.
- Available for immediate occupation on completion of all legal formalities.

Over/...

DESCRIPTION

Fabulous opportunity to sub-let a modern, first floor, fully fitted out, office unit situated in a prominent position on the popular Tromode Estate in Douglas. Ladies & gents WCs and kitchenette to the common areas.

It is owned as a whole by Clucas Plc and maintained to a high standard, with CCTV and on-site staff.

LOCATION

Travelling down Johnny Watterson's Lane from Douglas, the Tromode Estate is situated at the bottom of the hill on the right hand-side, just past the junction with Tromode Road.

ACCOMMODATION

First Floor - Approximately

- Office Space – partly open plan
- Bar and Relax Space
- Private Offices and Boardroom

SUB-LEASE TERMS/REPAIRING OBLIGATIONS

A sub lease is available on standard FRI terms. In addition to the rent, Tenant to pay rates, building insurance and a small estate charge on a % of occupied floor area, which goes towards the upkeep of the Estate.

RENT REVIEWS

Standard three yearly upward only rent reviews in line with the Head Lease.

DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee may 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

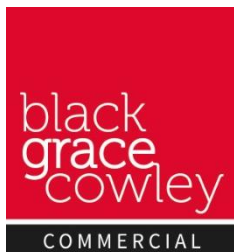
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Strictly by appointment through **Black Grace Cowley**.



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

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