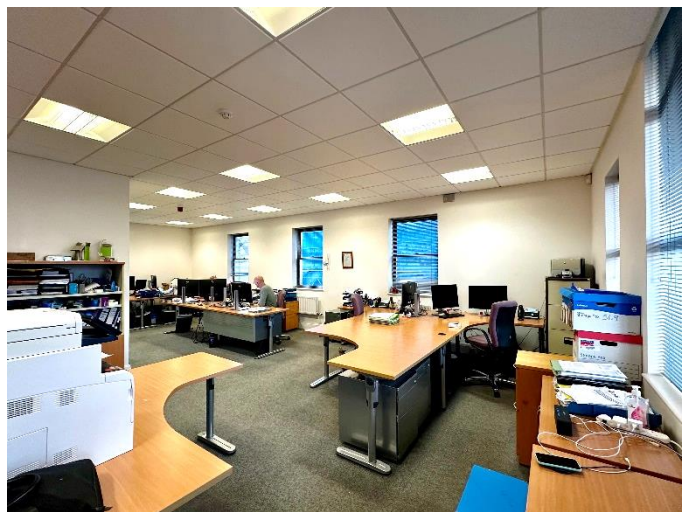


TO LET



MODERN OFFICE SPACE – £35,000 pa + VAT - Approximately 3,000 sq ft + 9 Car Spaces

Quayside House, 6 Hope Street, Castletown, IM9 1AS



- Modern office building arranged over three floors, located in Castletown overlooking the Inner Harbour featuring a large balcony with stunning views.
- Glass entrance porch leading into reception area and office. First floor is open plan office with kitchen and top floor has modern, white gloss kitchen, separate office and fabulous boardroom or office featuring double doors opening out onto a balcony overlooking the river. WCs in common area.
- Parking for up to 9 cars in the rear walled car park benefitting from electric gates.
- High specification internal and external finish. Available immediately.

Over/...

LOCATION

Travelling over the bridge from Bridge Street towards Castle Rushen, take the second turning on the right-hand side onto Hope Street where the property can be found a short distance along on the right-hand side. A short driveway leads down the side of the property to the enclosed walled rear car park with gated entrance.

ACCOMMODATION

Ground Floor

- Glazed lobby leading to **reception office** – approx. 23'6" x 14'6"
- **Rear office** – approx. 23'6" x 18'7"
- Inner hall with gents WC
- Understairs cleaning cupboard
- Boiler cupboard housing Vokera gas boiler
- Door to **rear car park**

First Floor

- Landing with ladies WC.
- Large **open plan office** approx. 33'6" x 23'7" incorporating a walk-in secure room with air conditioning.
- **Modern fitted kitchen** – approx. 7'9" x 6'3"

Second Floor

- **Fitted Kitchen**
Landing with Gents WC.
- **Office** – approx. 17'8" x 14'
- **Boardroom** – Approx. 462 sq ft with double doors opening out onto **large balcony** overlooking the Harbour.

REPAIRING OBLIGATIONS

Standard full repairing and insuring terms. Tenant to pay rates, utilities and building insurance in addition.

RENT REVIEWS

Standard three yearly upward only rent reviews.

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. Gas fired central heating. Emergency lighting, fire and security alarm system.

TENURE

Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

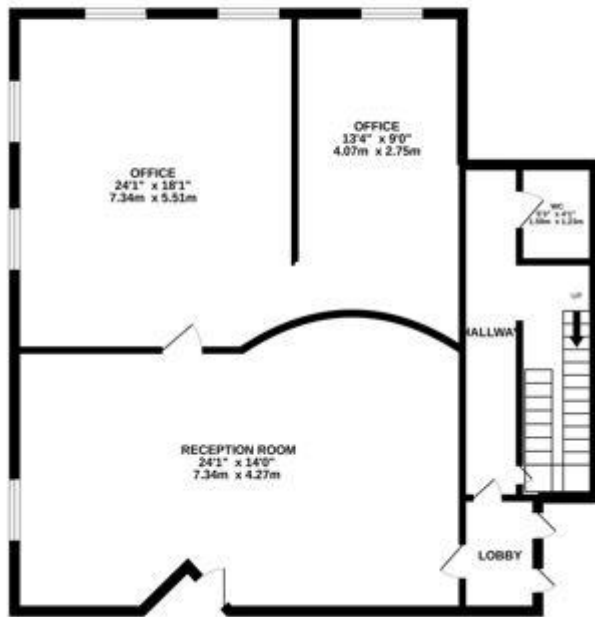
VIEWING

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

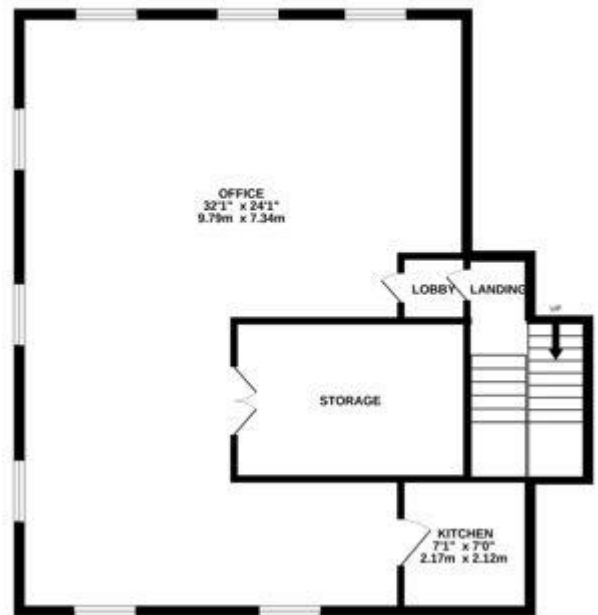


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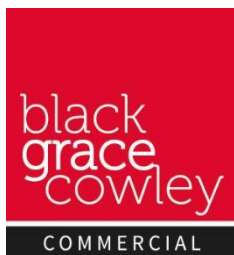
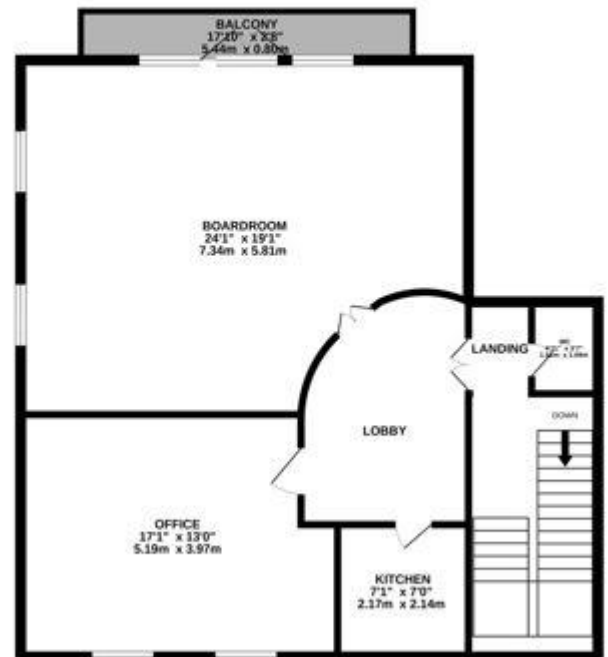
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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