

TO LET



OFFICE SPACE - £22 psf excl – Ground & 3rd Floor approx. 2,434 – 11,936 sq ft

St.George's Court, Upper Church Street, Douglas



- Rare opportunity to take a suite in one of the largest, most prestigious office buildings in the town centre.
- Short distance from Government Offices and within easy walking distance of all the town centre's amenities.
- Grade A Space – Raised Access Floors & Comfort heating/cooling system.
- Can be easily partitioned to create a bespoke layout.

DESCRIPTION

St George's Court is one of the most prestigious office buildings on the Isle of Man and is located in the heart of the financial district. The suites are located on the ground and 3rd floors and fitted out to a high standard.

LOCATION

Travelling along Hill Street, St George's Court is situated on the right hand side after St. Mary's Church and wraps around onto Upper Church Street.

ACCOMMODATION

- Part Ground Floor-Approx 4,862 sq ft
Upper Church St Main Entrance
- Part Ground Floor – Approx 4,640 sq ft
Myrtle Street Entrance – furnished
- 3rd Floor-Approx 2,434 sq ft

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge.

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.

VAT

All mains services are connected.

SERVICES

All mains services are connected.

TENURE

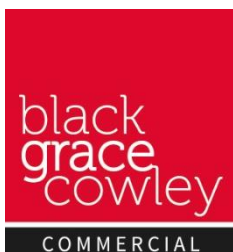
Immediate vacant possession upon completion of the requisite legal documentation.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, Black Grace Cowley.



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

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