

TO LET

OFFICE BUILDING – £ 16,000 pa exclusive + VAT - Approximately 956 sq ft

10 Hope Street, Douglas



- Superb, contemporary, self-contained office premises – approx. 956 sq ft.
- Short distance from Government Offices and within easy walking distance of all the town centre's amenities.
- 1 rear car space included in the rent.
- Fibre connection available.

Over/...

DESCRIPTION

Immaculate, newly renovated office property, centrally located in the financial district and within easy walking distance of all amenities of the town centre. The property is arranged over three floors and largely comprises of open plan space, with a glass partitioned office on the first floor. There is CAT 6 cabling, some floor boxes (wired for data and power), under floor heating (ground floor), uPVC double glazing and gas fired central heating. There is 1 car space at the rear. 10 Hope Street has a pleasant aspect overlooking St George's Church.

LOCATION

Travelling along Athol Street take the first turning right on to Upper Church Street then immediately left after St George's Church where 10 Hope Street can be found on the right-hand side.

ACCOMMODATION

Ground Floor: approx. 382 sq ft Entrance Porch, open plan office with wall mounted comms cupboard, kitchenette, disabled WC. Stairs to rear outlet: approx. 73 sq ft (office area) Office area with sink/drain, WC Steps to 1st Floor front: approx. 293 sq ft Office and glass partitioned boardroom Stairs to 2nd Floor: approx. 212 sq ft Attic office with 3 velux windows.

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge. Tenant to pay rates and insurance.

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

All mains services are installed – gas fired central heating, UPVc double glazing.

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**.



Sharon Gelling
Commercial Department
01624 645550
sharon@blackgracecowley.com
Ben Quayle
Commercial Department
01624 645550
ben@blackgracecowley.com

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

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