

# TO LET – PRIME OFFICE SPACE



Third Floor - 4,219 sq ft - £POA

26 Belmont Terrace, Douglas



- SUPERB OFFICE SUITE TO LET IN AN ENERGY EFFICIENT MODERN OFFICE BUILDING
- Grade A Refurbished Space – raised access floors & comfort cooling/heating.
- High Level Fit Out. Recent full window and cladding replacement scheme.
- Parking spaces available nearby at an additional cost.
- Recent ESG improvements including Photovoltaic panels.

Over/...

## DESCRIPTION

Superb third floor suite available in this recently upgraded office building on Belmont Terrace/Circular Road.

26 Belmont Terrace benefits from raised access floors, comfort cooling and modern space heating.

Possibly one of the highest performing buildings in Douglas following recent significant capital investment by the building owners.

Parking also available nearby at additional cost.

The suite itself is fitted and finished to a good standard and an incoming tenant will benefit from an industrial style fit out and impressive view over Douglas.

## LOCATION

26 Belmont Terrace is prominently situated in a corner position leading onto Circular Road, one of the main arterial roads leading into the town centre, and within easy walking distance of the main Government Offices, Banks and central business district.

## ACCOMMODATION

This impressive suite on the third floor extends to approximately **4,219 sq ft** (Net Internal Area).

## LEASE TERMS

On application to Black Grace Cowley Limited.

There is an opportunity to include car parking spaces at additional cost.

Further details are available from the Agent for seriously interested parties.

## DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee may be required if taken in the name of a Limited Company. A 3-month rent deposit will be required.

## SERVICES

Water, electricity and drainage are installed. There is a passenger lift serving all floors.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

The property can be seen from the adjacent highway. For internal inspection strictly by appointment with **Black Grace Cowley Commercial** on **01624 645550**.



**Sharon Gelling**  
Commercial Department  
**01624 645550**  
[sharon@blackgracecowley.com](mailto:sharon@blackgracecowley.com)  
**Ben Quayle**  
Commercial Department  
**01624 645550**  
[ben@blackgracecowley.com](mailto:ben@blackgracecowley.com)

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

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