

TO LET

PICTURESQUE GEORGIAN OFFICE – AVAILABLE AS WHOLE (2,560 SQ. FT) OR ROOM BY ROOM (130 SQ. FT)

8 Finch Road, Douglas, Isle of Man, IM1 2PT



- Picturesque Georgian Office Available to let as a whole (2,560 sq. ft) or room by room basis (suites ranging from 127 sq. ft to 348 sq. ft)
- Sea Views from the Upper Floors over Douglas Bay via floor to ceiling height Georgian Windows.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Secure parking to the rear available by way of separate agreement at £1,500 per car park space, per annum.
- Flexible license agreements on all inclusive rents available for individual office suites.

Over/...

DESCRIPTION

An excellent opportunity to acquire one or more rooms with flexible rental terms in this ideally located office building, situated towards the top end of Finch Road close to the junction with Prospect Hill and within easy walking distance of the Registry, the main Clearing Banks and other professional offices.

Secure on-site car parking is available via a separate agreement at c. £1,500 per annum, per space.

LOCATION

Travelling up Finch Road from Chester Street car park, the property can be found on the left hand side opposite the junction with Mount Havelock and overlooking the new Law Courts. The property is ideally situated within walking distance of all amenities and immediately across the road from the Government Registry. The property benefits from gas fired central heating.

ACCOMMODATION

Lower Ground Floor

Room 1 - Approx 127 sq ft – open plan overlooking Finch Road

Room 2 - Approx 262 sq ft – open plan overlooking Douglas Promenade

Room 3 - Approx 262 sq ft – open plan overlooking Douglas Promenade

Upper Ground Floor

Room 4 – LET

Room 5 - Approx 262 sq ft – open plan overlooking Douglas Promenade

Room 6 – LET

First Floor

Room 7 Approx 127 sq ft – open plan overlooking Finch Road

Room 8 - Approx 262 sq ft – open plan overlooking Douglas Promenade

Room 9 – LET

Second Floor

Room – 10 – Approx 524 sq. ft – open plan overlooking Douglas Promenade.

QUOTING RENT

Whole

Offers are invited for the whole at a quoting rent of leasehold interest at £45,000 per annum + VAT

Office Suites

Offers are invited for the Suites at a quoting rent of leasehold interest at £550 per calendar month + VAT on an all-inclusive rental basis.

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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