

TO LET – Sub Let or Assignment

PRIME OFFICE SPACE - Third Floor 5,984 sq ft - £22 per square foot EXC.



Evergreen House, Circular Road, Douglas



- Modern, third floor office suite, conveniently located in the Centre of Douglas.
- Grade A Refurbished Space – raised access floors & comfort cooling.
- High Level Fit Out. Recent full window replacement scheme.
- Basement parking spaces available at an additional cost.
- Impressive, refurbished entrance lobby.

Over/..

DESCRIPTION

Superb third floor suite available in this modern office building on Circular Road.

Evergreen House boasts an impressive entrance lobby with glass staircase and the suite benefits from raised access floors, suspended ceilings and comfort cooling.

The washroom provisions within the common areas have been refurbished.

Basement parking also available at additional cost.

The suite itself is fitted and finished to an impressive standard and an incoming tenant will benefit from one of the most attractive office suites in the area.

LOCATION

Evergreen House is prominently situated in a corner position on 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 of Evergreen House extends to **in the region of 5,984 sq ft** (Net Internal Area)

LEASE TERMS

A sub-letting or lease assignment is offered at a rent of £22/sq ft per annum.

There is an opportunity to include car parking spaces within the basement car park at additional cost.

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

The lease is on standard full repairing and insuring terms via a service charge. Tenant to pay rates and a proportional recharge of the building insurance premium in addition.

DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee may be required if taken in the name of a Limited Company.

SERVICES

Water, electricity and drainage are installed. There is a 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 on 01624 645550 (Option 3)**



Mark Grace
Commercial Department
01624 645551
mark@blackgracecowley.com
Benjamin Quayle
Commercial Department
01624 645575
ben@blackgracecowley.com

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

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Lambert Smith Hampton or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.