

TO LET

OFFICE SPACE - £18 per sq. ft - Basement (414 sq. ft) Part Ground Floor (511 sq. ft)

1st Floor (1,414 sq. ft) 2nd Floor (1,296 sq. ft) and 3rd Floor (675 sq. ft)

Falcon House, Ridgeway Street, Douglas



- Modern office accommodation situated on a prime corner position in the heart of Douglas City Centre.
- Available as a whole, or on a “floor by floor” office basis.
- Completely refurbished to a high standard throughout.
- Top floor balcony with sea views.
- Secure Basement car parking available by way of license agreement at £1,500 per annum per space + VAT.

Over/...

DESCRIPTION

A great opportunity to lease contemporary, modern office, decorated to a high standard space situated in the heart of the central business district. The property is easy walking distance of all the main amenities of the town centre and occupies a prominent position on Ridgeway Street.

LOCATION

Travelling from the promenade past the Sea Terminal buildings onto Lord Street continue past the Bus Station in the direction of Peel Road. Falcon House is located opposite Regent House and Armitage House adjacent to Douglas Town Hall.

ACCOMODATION

Basement – 414 sq. ft

Part Ground Floor – 511 sq. ft.

1st Floor – 1,414 sq. ft

2nd Floor – 1,296 sq. ft

3rd Floor – 675 sq. ft

LEASE TERMS/REPAIRING OBLIGATIONS

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

RENT REVIEWS

Standard three yearly upward only rent reviews.

DIRECTOR'S GARAUNTEE/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 returnable upon satisfactory expiry of the lease.

SERVICES

Mains services are installed.

TENURE

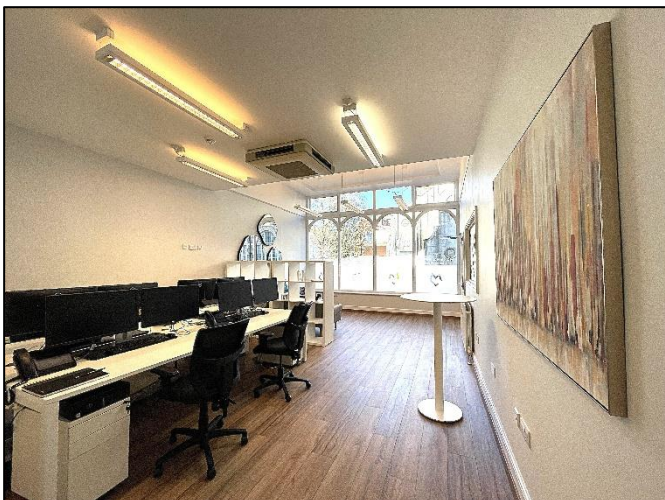
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Strictly by appointment through **Black Grace Cowley** on **01624 645550**.



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

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