

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 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

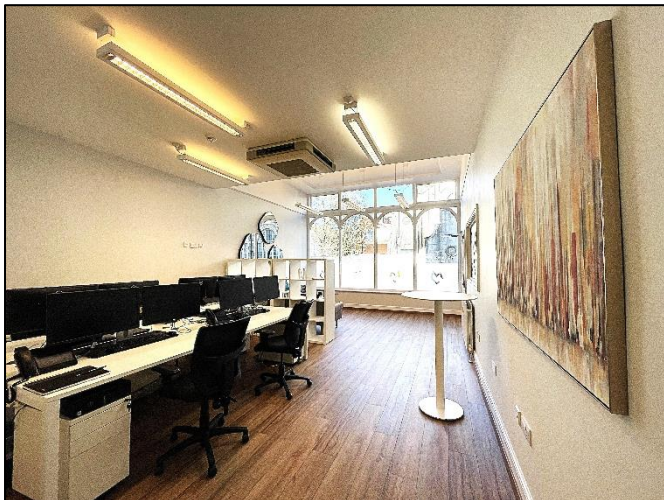
Basement – 414 sq. ft

Part Ground Floor – 511 sq. ft. (Under Offer)

1st Floor – 1,414 sq. ft

2nd Floor – 1,296 sq. ft

3rd Floor – 675 sq. ft



Sharon Gelling
Commercial Department
01624 645550 (option 3)
sharon@blackgracecowley.com
Ben Quayle
Commercial Director
01624 645550 (option 3)
ben@blackgracecowley.com

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**.



Black Grace Cowley Limited

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 Black Grace Cowley 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.

