

# TO LET – Whole Building



**MODERN OFFICE SPACE – £3,333.33 + VAT - Approx 1,985 sq ft over 3 floors**

## Castle View, Parliament Square, Castletown



- Fabulous, refurbished office building available, offering a good mix of space with open plan areas, offices and storage space.
- Occupies a central and historic position in Castletown (the ancient Capital of the Island), overlooking Castle Rushen.
- High-end décor to include polished wood flooring, glass balustrades, fitted kitchen & breakout area, shower facilities, ground floor rear terrace and 1<sup>st</sup> floor roof terrace.
- Enclosed private courtyard.
- Available from December 2025.

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## DESCRIPTION

A beautifully refurbished office building providing just short of 2,000 sq ft of office and ancillary space. This restored property is located on Parliament Square in historic Castletown, with views of Castle Rushen and the Old House of Keys.

## LOCATION

Heading from Douglas and through Ballasalla, take the A5 past the airport, take a right at the roundabout onto Victoria Road past the Station Garage. At the next roundabout take the left turn to run alongside the river onto Bridge Street. Cross the Bridge over the harbour and you will see Castle Rushen on your right-hand side. Castle View is on your left next to the Old House of Keys.

## ACCOMMODATION

### Ground Floor: (approx. 722 sq ft)

Vestibule/Hall  
Under stairs comms cupboard  
WC and Adjoining Shower Room  
Modern Fitted Kitchen  
Door to Courtyard  
Principle Office

### First Floor: (approx. 751 sq ft)

Landing reception area incorporating kitchen  
Separate WC  
Rear Office with Roof Terrace Access  
Front Office

### Second Floor: (approx. 512 sq ft)

Attic-style Office with Exposed Beams

## LEASE TERMS/REPAIRING OBLIGATIONS

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

## RENT REVIEWS

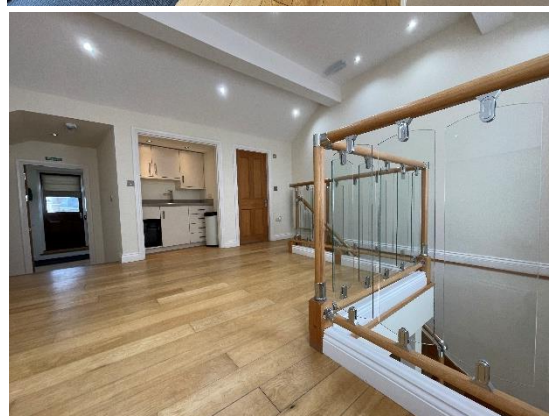
Standard three yearly upward only rent reviews.

## DIRECTOR'S GUARANTEE/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 payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

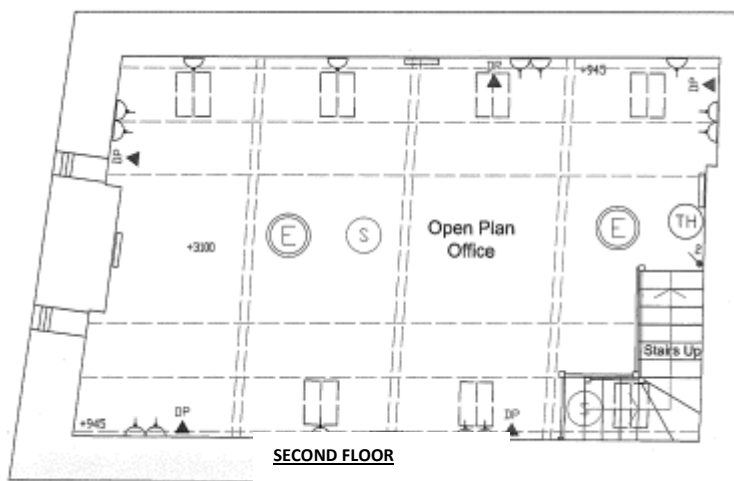
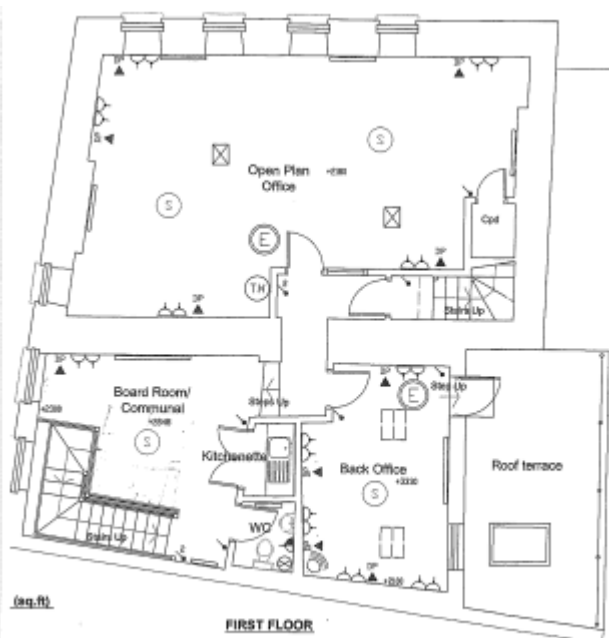
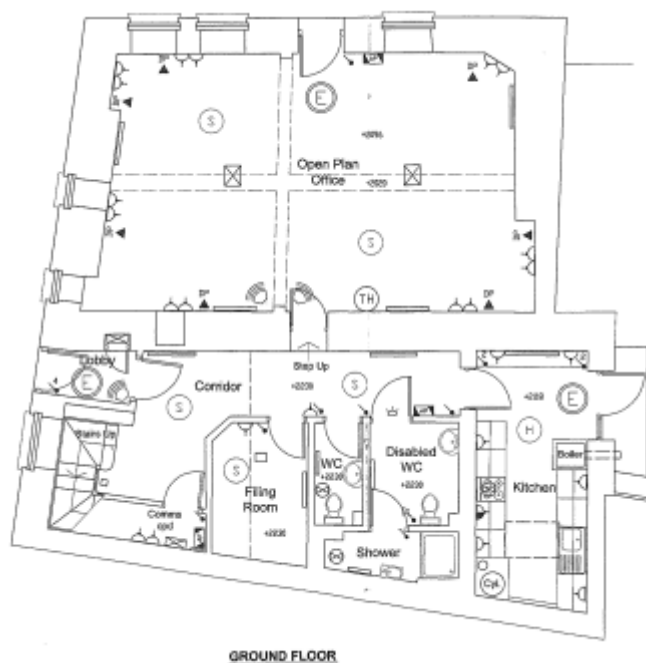
## VIEWING

Strictly by appointment through **Black Grace Cowley**.

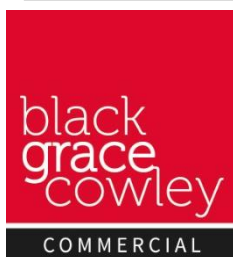


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Plans as a guide only,  
not drawn to scale.



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#### Black Grace Cowley Limited

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