

# TO LET

MODERN OFFICE & RETAIL UNITS – VARIOUS SIZES (SEE OVER FOR DETAILS)

## The Opul Centre, Loch Promenade, Douglas



- Great opportunity to take an office or retail unit in this modern, purpose built complex in Douglas City Centre.
- Open plan suites with carpet and suspended ceilings. Benefits from Heating/Air Conditioning ceiling units in each suite. There is fibre optic connectivity throughout the building.
- Located in the centre of the business/retail district and is within easy walking distance of all the town centre amenities. Stunning views over Douglas Bay from the Promenade elevation.
- The building has a central full height core with glass roof. There is a communal kitchen and are communal WCs. Two passenger lifts serve all floors and there is disabled access.
- Various suites available for immediate occupation.

Over/...

## DESCRIPTION

A purpose-built retail and office complex situated in the centre of Douglas with frontage onto the main pedestrianised retail thoroughfare and stunning views over Douglas Bay from the Promenade elevation. The Opul Centre is ideally located within walking distance of all the amenities of the town, with Chester Street multi-storey car park only a short distance away. Other retailers situated close by include River Island, Next, Sports Direct and Flannels.

## LOCATION

Travelling along Loch Promenade towards the Villa Marina, The Opul Centre can be found on the left-hand side just after Jak's Bar & Smokehouse.

## LEASE TERMS/REPAIRING OBLIGATIONS

New leases are available on flexible terms. Tenants to pay service charge, electricity and rates in addition to the rent. VAT is in addition. Each party to pay own legal fees. Rent to be paid monthly in advance.

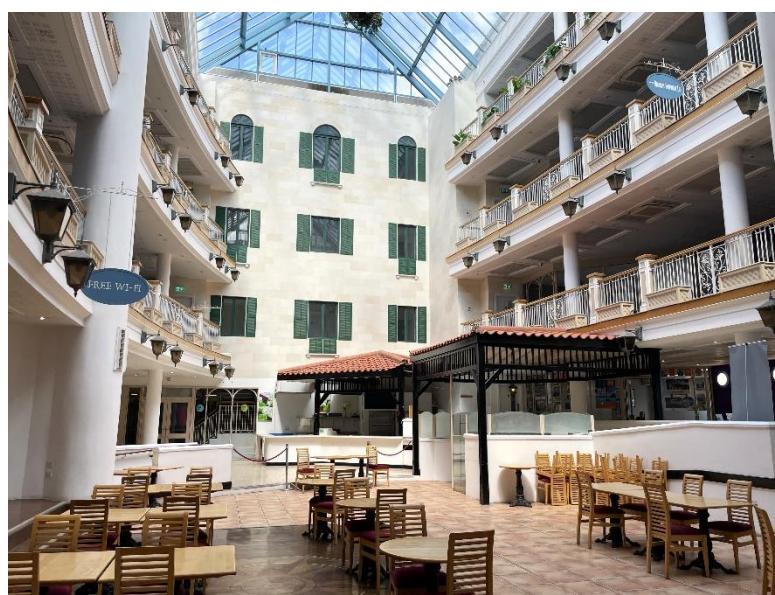
## DEPOSIT

A one 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**.

ACCOMMODATION	SIZE	RENTAL	SERVICE CHARGE	
<b>FIRST FLOOR</b>				
Unit 8	840 sq. ft	£861 per month	£574 per month	Own Kitchen & WC
<b>SECOND FLOOR</b>				
Unit 14	984 sq. ft	£540 per month	£360 per month	Own kitchen
<b>THIRD FLOOR</b>				
Unit 21b	98 sq. ft	£ 198.00 per month	£120 per month	Share kitchen within suite
<b>NB: PRICES ABOVE ARE PLUS VAT</b>				



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