

TO LET

SECOND FLOOR OFFICE SUITE - £7,000 pa +VAT – Approx. 460 sq ft



Suite 4, Well Road House, Market Street, Douglas



- Douglas City Centre Office Suite.
- Open plan office area with smaller office/meeting room to one side.
- Private WC and kitchen area.
- CAT 5 cabling, perimeter trunking, strip lighting, intruder alarm, security system and passenger lift to all floors.
- Short distance from Government Offices and within walking distance of all the city centre's amenities.

DESCRIPTION

Opportunity to take a new lease on a second-floor suite in Well Road House. As the property occupies a prominent corner position, the suite is light and airy and benefits from having its own kitchen and WC. The building also has a passenger lift to all floors. Items of furniture can be included if required.

The convenient city centre location makes the building easy to find.

LOCATION

From Harris Promenade, travel up Church Road and turn left onto Market Street. The premises can be found on the left-hand side immediately before The Strand Shopping Centre, above Clear Pharmacy and opposite Chester Street multi-storey car park.

ACCOMMODATION

Second Floor Office Suite – Approx 460 sq ft.

- Open Plan Office
- Adjoining Separate smaller office/meeting room
- WC & Kitchenette

LEASE TERMS

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

SERVICES

Mains services are installed.

TENURE

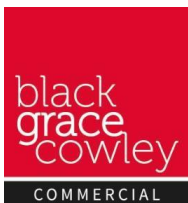
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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