

TO LET

OFFICE SPACE – £4,000 per annum (NO VAT) - Approximately 385 sq ft

2nd Floor Office Suite, 19 Victora Street, Douglas



- City Centre Office Suite available.
- Easy walking distance from all the town centre's amenities.
- Comprising of three offices (two interconnecting) on the 2nd Floor, with kitchenette.
- Light office overlooking Victoria Street.
- Intercom entry system, electric wall mounted heaters and wired for data.
- Available immediately.

Over/...

DESCRIPTION

Good opportunity to lease this modern suite in a central location comprising of three offices with a kitchenette. The suite has been recarpeted and redecorated, new strip lighting, electric wall mounted heaters, kitchenette, is wired for data and power and benefits from an intercom entry system.

LOCATION

Travelling down Victoria Street from Prospect Hill continue past Barclays Bank and the junction with Duke Street where the property can be found on the right-hand side.

ACCOMMODATION

Entry from Fort Street.

2nd Floor Suite – extending to approximately 385 sq ft, comprising 3 offices and kitchenette.

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge. Service charge covers cleaning of the common areas, building insurance and fire alarm. Tenant to pay own rates.

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.

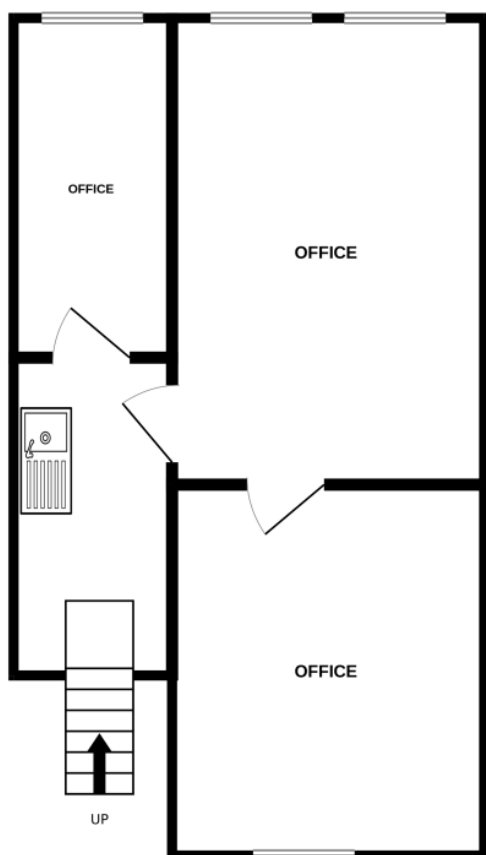
LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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





Above Floor Plan – **Not to Scale



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

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