

TO LET – INGOING INCENTIVES



PRIME OFFICE SPACE – Approx 4,511 sq ft - £24.50 psf + VAT

1st/Ground Floor Suite, St Mary's Court, Douglas



GENEROUS INGOING INCENTIVES TO ASSIST WITH TENANT'S FITOUT

- Modern Grade A Office Building in the Centre of Douglas comprising reception area, open plan work area, six glass partitioned offices, boardroom, kitchen and breakout/store room.
- Raised Access Floors, comfort heating/cooling system, suspended ceilings, floor to ceiling windows and built-in cupboards.
- Concierge manned reception, passenger lift to all floors, WCs in the common areas.
- Onsite parking for six cars at £1,250 + VAT per space per annum.
- Short distance from Government Offices and within easy walking distance of all the town centre's amenities.
- St Mary's Court benefits from an impressive entrance lobby and Tenant's have the added benefit of the use of its roof terrace.

Over/....

DESCRIPTION

Superb and rare opportunity to take occupation of a suite in the prestigious St Mary's Court. St Mary's Court offers a stunning open reception area with Concierge and Grade A office space offering floor to ceiling windows, comfort heating/cooling system, raised access floors and suspended ceilings. There are six onsite parking spaces with the lease at additional cost. Although the suite is accessed via the lift to the first floor, once inside the suite it is ground level on Myrtle Street. WCs in the common areas.

LOCATION

Travelling along Hill Street, St Mary's Court is situated on the right hand side directly after St Mary's Church.

ACCOMMODATION

- Reception Area with Concierge
- First (Ground) Floor Office – approx. 4,511 sq ft.**
- Reception Area
 - Open Plan Suite
 - Boardroom
 - Six glass partitioned meeting rooms/offices
 - Comms Room
 - Kitchen
 - Break out room/store room.

LEASE TERMS/REPAIRING OBLIGATIONS

Effective full repairing and insuring terms via a service charge.

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

All mains services are connected.

TENURE

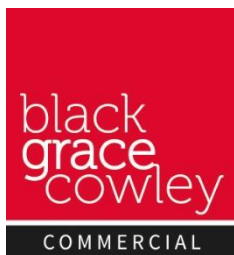
Immediate vacant possession upon completion of the requisite legal documentation.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley**.



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

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