

TO LET

OFFICE SPACE - Approx. 454 sq ft - £700 pcm + VAT

2nd Floor, St Thomas House, Victoria Street, Douglas



- Fully refurbished office suites available on one of the most prominent corners in the city centre.
- Short distance from Government Offices and within easy walking distance of all the town centre's amenities.
- Bright and airy "Turn Key" office.
- Onsite parking available at extra cost.
- Available immediately.

Over/...

DESCRIPTION

These modern office suites are in a prime location in the heart of Douglas City Centre, with parking options available. A professional, contemporary finish, ideal for both client or non-facing businesses. Perfect for small teams or solo professionals looking for a central space close to all amenities. The building has recently undergone a total refurbishment.

LOCATION

Approaching from the traffic lights at Circular Road, turn left onto Prospect Hill past Government Offices and onto Victoria Street. St Thomas House is in a prime corner position, on the corner of Victoria Street and Thomas Street/Market Street, opposite Barclays Bank main branch.

LEASE TERMS/REPAIRING OBLIGATIONS

New leases are available on standard FRI terms via a service charge. Tenant to pay rates and building insurance in addition.

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.

RENT REVIEWS

Standard three yearly upward only rent reviews.

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**.

ACCOMODATION

Unit Number	Floor	Area in sq. ft	Rent PCM	Annual Rates	Annual Insurance
UNIT 6	Second Floor Office	454 sq. ft	£ 700	£ 970.30	£ 214.77

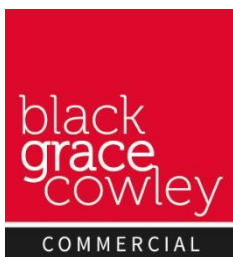
Prices are plus VAT

Car Parking: £100 pcm + VAT per space

Additional Costs & Responsibilities:

- **Utilities:** You will be responsible for heating and lighting, billed based on the area occupied. Please note: all lighting has been upgraded to LED, and a new boiler and plumbing have been installed.
- **Fit Out/Alterations:** Any additional work outside of the Landlord's standard offering (e.g. flooring, painting) will be at your own cost.

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

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