

TO LET

VARIOUS OFFICE SPACES - Approx. 454 sq ft / 538 sq ft/ 590 sq ft

Ground, 1st & 2nd Floors, 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" offices and also basement storage.
- Onsite parking
- 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.

RENT REVIEWS

Standard three yearly upward only rent reviews.

ACCOMODATION

Unit Number	Floor	Area in sq. ft	Rent PCM	Annual Rates	Annual Insurance
UNIT 2	Basement	645 sq. ft	£ 600	£ 500.00	£286.36
UNIT 2	Large GF Office	590 sq. ft	£1,100	£1,200.00	£283.96
UNIT 5	First Floor Office	538 sq. ft	£ 800	£1,108.94	£245.45
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.

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.

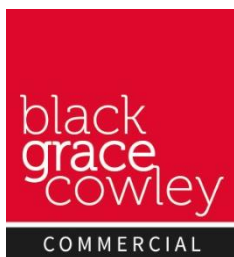
LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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

Over/...



Sharon Gelling
Commercial Department
01624 645550
sharon@blackgracecowley.com

Ben Quayle
Commercial Department
01624 645550
ben@blackgracecowley.com

Black Grace Cowley Limited

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

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Black Grace Cowley or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.