

# TO LET

**MODERN OFFICE SPACE - £12,000 pa excl. - Second Floor Suite – Approx 646 sq ft**

51a Victoria Street, Douglas, IM1 2LD



- Modern second floor office suite on one of the busiest thoroughfares through Douglas City Centre.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- CAT 5 cabling throughout and suspended ceilings with integral LED lighting.
- Vacant possession upon completion of the sublease.

Over/...

## DESCRIPTION

A new lease is available on this bright 2<sup>nd</sup> floor office suite. The building has been fully refurbished throughout and occupies an excellent position on the busiest thoroughfare through Douglas Town Centre, Victoria Street.

The office suite can be accessed separately via a side entrance and is open plan with a glass partitioned meeting room plus separate kitchen and toilet. The suite benefits from CAT 5 cabling throughout and has suspended ceiling with integral LED lighting plus views from the rear out to Douglas Head.

## LOCATION

Travelling down Victoria Street from Prospect Hill, continue past HSBC and the junction with Ridgeway Street where the property can be found immediately on the right hand side opposite Barclays.

## ACCOMMODATION

### Second Floor Office Suite:

- Open Plan Office – Approx 516 sq ft
- Meeting/Directors Room – Approx 99 sqft
- Kitchen – Approx 31 sqft
- WC

## LEASE TERMS/REPAIRING OBLIGATIONS

Flexible lease terms considered. Effective full repairing and insuring terms via a service charge.

## 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

Gas fired central heating and all other mains services installed.

## TENURE

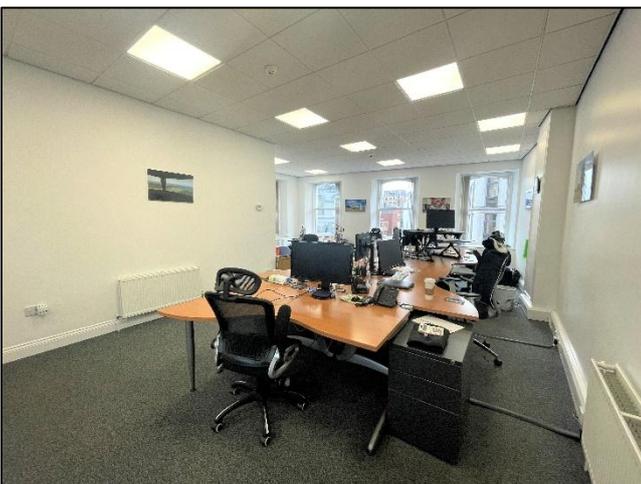
Vacant possession on completion of legal formalities.

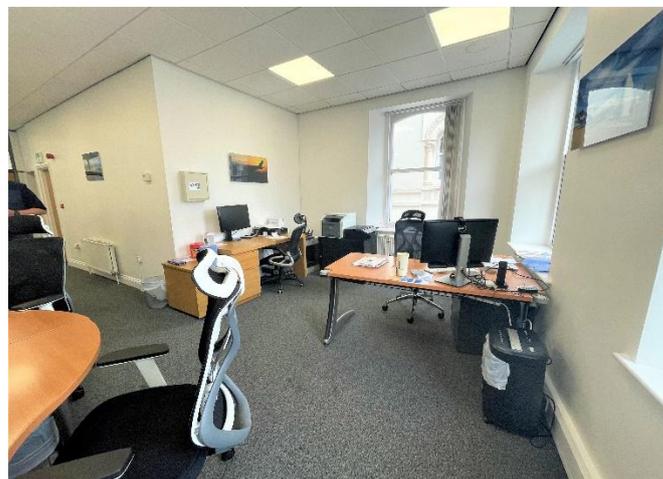
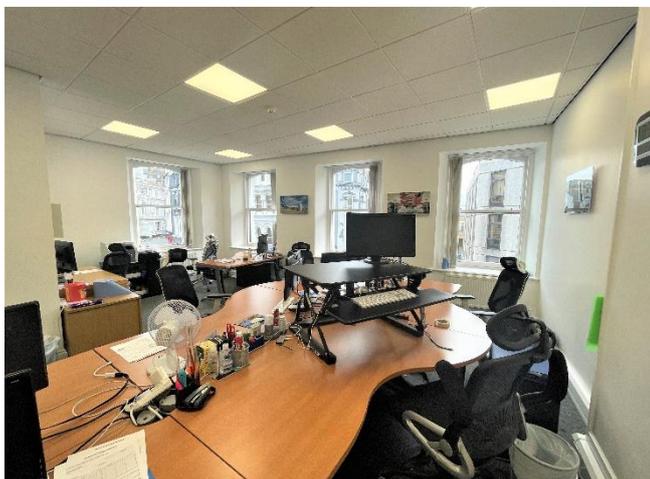
## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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





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