

TO LET



Modern Office Building – Approximately 3,427 sq ft - £55,000 pa plus VAT

49 Victoria Street, Douglas



- Modern, purpose built office building in a prominent and highly visible position on Victoria Street – one of the main thoroughfare's through Douglas Town Centre, leading to Douglas Promenade.
- Short distance from Government Offices and within easy walking distance of all the town centre's amenities.
- Arranged over five floors with a mix of open-plan and private offices. WCs on the second floor along with brand new kitchen.
- Benefitting from a passenger lift, new UPVC double glazing and LED lighting.

Over/...

DESCRIPTION

Purpose built building in a prime location in the heart of Douglas City Centre. Ideal for both client or non-facing businesses looking for a central space close to all amenities.

LOCATION

Approaching from the traffic lights at Circular Road, turn left onto Prospect Hill past Government Offices and onto Victoria Street. No. 49 Victoria Street is located on the right hand side – directly 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.

ACCOMMODATION

Ground Floor – 673 sq ft

Lobby, reception, staircase, lift, rear stairs up to further reception area, two partitioned rooms (subject to Landlord's permission this could be removed to open out to one open plan room).

First Floor – 790 sq ft

Office to front, office to rear with meeting room

Second Floor – 518 sq ft

Two office to the front, 3 WCs, kitchen, store room, two offices to the rear

Third Floor – 798 sq ft

Office to front, a further three offices

Lower Ground Floor – 649 sq ft

Office/boardroom, rear office with small meeting room

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.

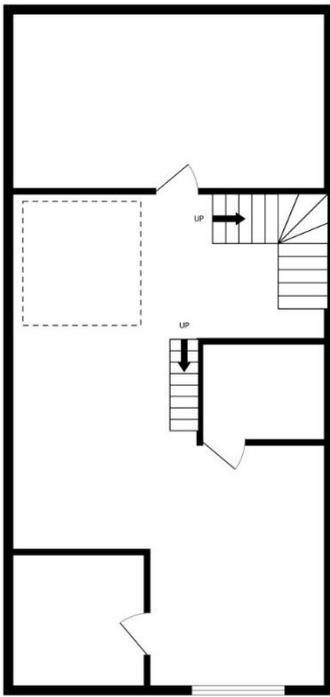
VIEWING

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

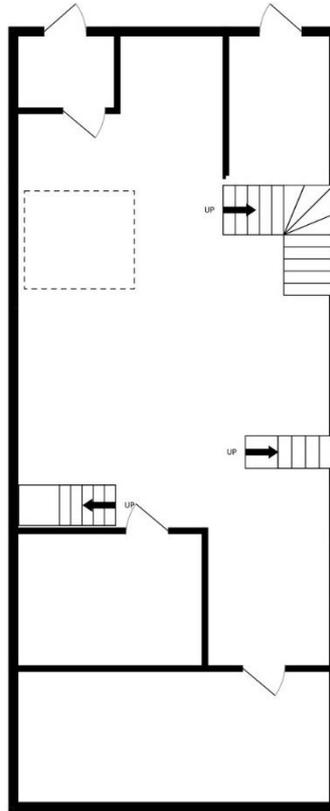


Floor Plan Over/...

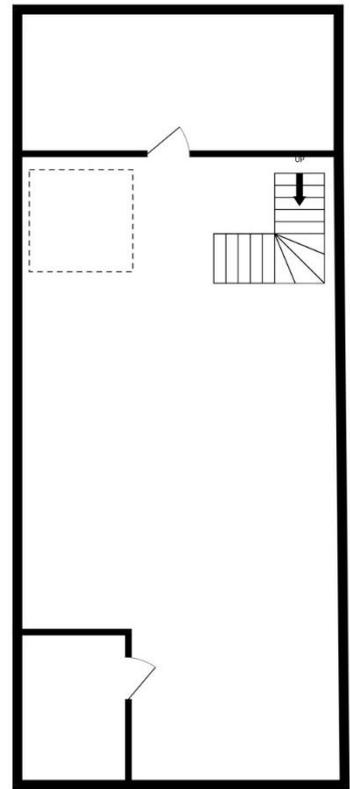
BASEMENT



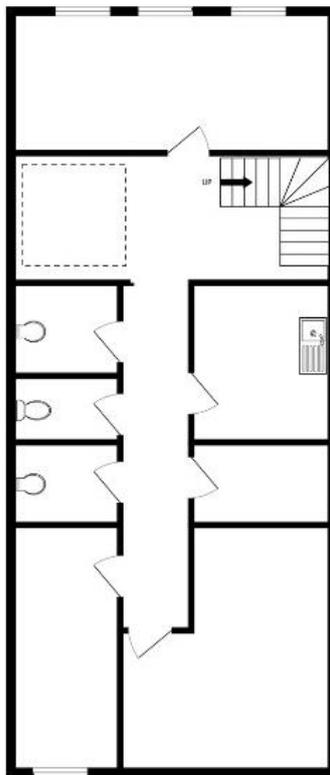
GROUND FLOOR



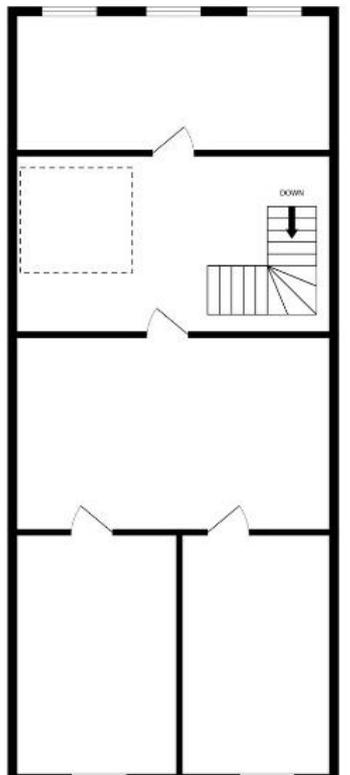
1ST FLOOR



2ND FLOOR



3RD FLOOR



Sharon Gelling
 Commercial Department
 01624 645550
sharon@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.