

TO LET

OFFICE SUITE – **£7,000 per annum** exclusive. No VAT on rent.



Part 2nd Floor, Gordon House, 10 A Prospect Hill, Douglas



DESCRIPTION

Open plan office accommodation available in half or whole floors. The building is arranged over 5 levels and has recently undergone an extensive refurbishment programme. The suites benefit from suspended ceilings, integral lighting and ventilation system, perimeter trunking for power, perimeter radiators, new carpets, fully refurbished WCs and fitted kitchens applicable).

LOCATION

This prominent building is situated in the heart of the financial and business centre of Douglas within a short walk of the main banks and Government Offices. Travelling down Prospect Hill, Gordon House is situated on the left-hand side immediately after the junction with Athol Street.

ACCOMMODATION

Communal entrance porch (level 3) leading to ground floor suite with internal staircase and lift access to other floors.

TYPE	SQ FT	
Second (Level 5)	376	AVAILABLE

CAR PARKING

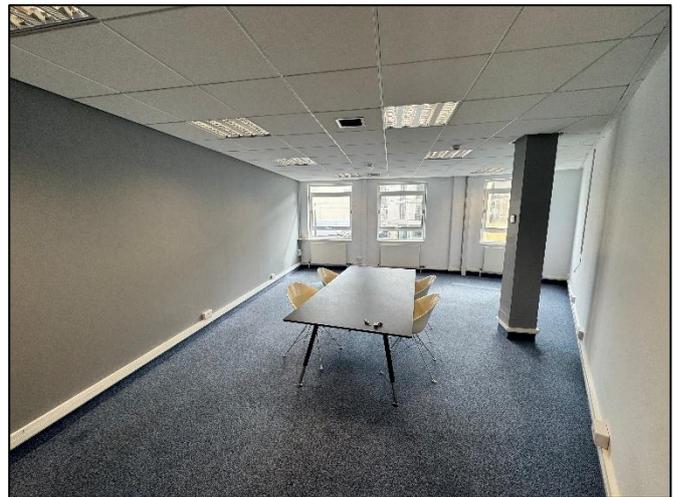
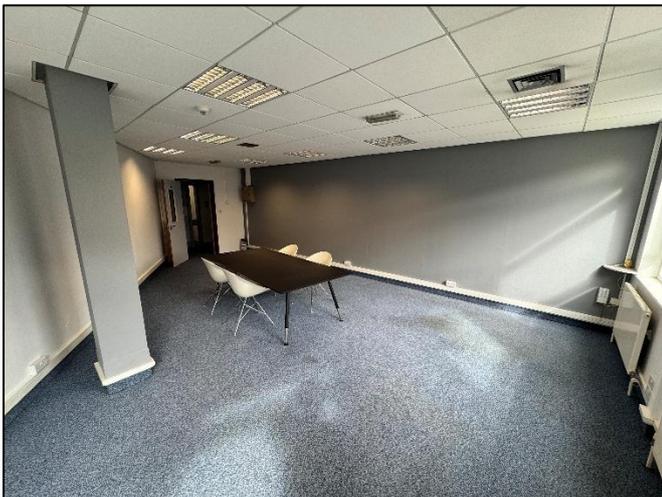
Garaged parking is situated on level 1. Onsite car parking spaces priced at £1,200 per space per annum exclusive with further offsite spaces on Finch Road priced at £1,100 per space per annum exclusive.

LEASE

New effective FRI leases, via a service charge, are being offered on flexible terms. 3 year upwardly rent reviews to market value.

VIEWING

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



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