

# TO LET

**2<sup>nd</sup> & 3<sup>rd</sup> FLOOR SUITES – £750 pcm NO VAT – Total Approx. 580 sq ft**

6 Hill Street, Douglas



- Prime City Centre location close to Athol Street, Government Offices and all of the city centre's amenities.
- Total accommodation (2<sup>nd</sup> & 3<sup>rd</sup> Floor) of approximately 580 sq. ft
- Four office suites plus dedicated storage room
- Shared kitchen and WC facilities
- Set service charge, inclusive of heating, electricity, insurance and rates
- One allocated tandem parking space (2 small/medium cars)
- Available immediately.

Over/...

## DESCRIPTION

An excellent opportunity to lease a bright and well-presented office suite in the heart of the Island's financial district, just a short walk from the town centre and local amenities.

## LOCATION

As you approach the city centre from Peel Road, bear right onto Circular Road. Take a right at the traffic lights down Prospect Hill, passing the junction for Myrtle Street. Take a sharp right onto Hill Street (which is one way). Number 6 will be on your left.

## ACCOMMODATION

Arranged over the second and third floors, the accommodation extends to approximately 580 sq ft and provides flexible workspace suitable for a range of professional occupiers.

The **second floor** offers three well-proportioned office rooms totalling 307 sq ft, ideal for private offices, meeting rooms, or collaborative working. The **third floor** comprises a further office together with a useful storage room, extending to 273 sq ft.

The property forms part of a well-maintained building and benefits from access to shared kitchen and WC facilities. An allocated tandem onsite parking space is included, providing a valuable advantage in this highly sought-after central location where parking is at a premium.

Incentives may be available, subject to lease terms.

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge. Tenant to pay a proportion of rates and insurance via a set 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

Mains services are installed.

## TENURE

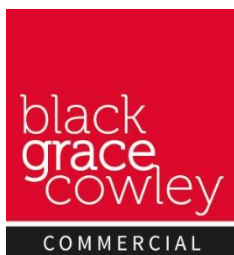
Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



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### Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

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