

TO LET



OFFICE SPACE/SMALL UNIT– £450 pcm

Approximately 270 sq ft

Unit 2, 26 Victoria Street



- Modern Office/Unit available.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Great space for a small office or treatment room.
- Shared Kitchen and Toilet Facilities.
- Available Immediately.

Over/...

DESCRIPTION

Small city centre office unit available in central area of Douglas. Ideal for a small business start up or a treatment room in a central location. The room is on the first floor with plenty of storage space, and a large internal window.

The shared kitchen and toilets that are next to the unit on the first floor are spacious and well kept.

LOCATION

Unit 2 is on the first floor of 26 Vitoria Street, Douglas. The entrance is to the right hand side of the popular "Bohemian Coffee House" and up one flight of stairs.

ACCOMMODATION

The office unit is an open plan space stretching to approximately 270 sq ft, with blinds to the large internal window to allow privacy if needed.

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge. The rent is all inclusive.

RENT REVIEWS

Standard three yearly upward only rent reviews.

DIRECTOR'S GUARANTEE/DEPOSIT

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**.



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.