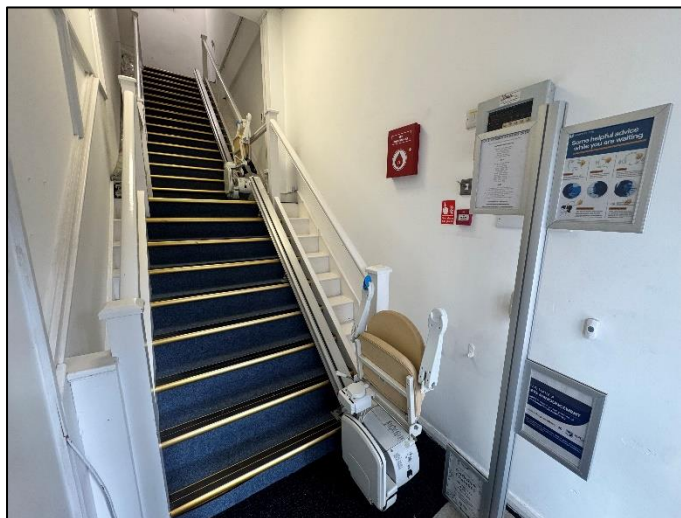


TO LET

Bright Office in The Heart of Douglas City - £20,000 + VAT per annum - 1,256 sq. ft

1st Floor, 41 - 45 Duke Street, Douglas, Isle of Man, IM1 2AZ



- Bright Office in The Heart of Douglas City Centre, Directly above Starbucks.
- Dual Access from Victoria Street and Duke Street.
- DDA Compliant Building, Including Access Via a Stairlift
- Kitchenette and Male / Female WC's Included within The Demise.

DESCRIPTION

Opportunity to lease a 1st floor office suite based in the centre of Douglas.

LOCATION

Duke Street forms part of the pedestrianised town centre area which leads directly into Strand Street. No 41-45 can be found directly opposite the crossing lights on Victoria Street.

ACCOMMODATION

Stairs (benefiting from a stairlift) leading to;
1st Floor: Approx 1,256 sq ft

- Quoting Rent: **£20,000 per annum + VAT**
- Male / Female WC's
- Large Kitchenette

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on effective FRI terms by way of service charge. Tenant to pay rates, insurance, utilities and service charge for common area maintenance.

RENT REVIEWS

Standard three yearly upward only rent reviews.

SERVICES

Mains services are installed.

TENURE

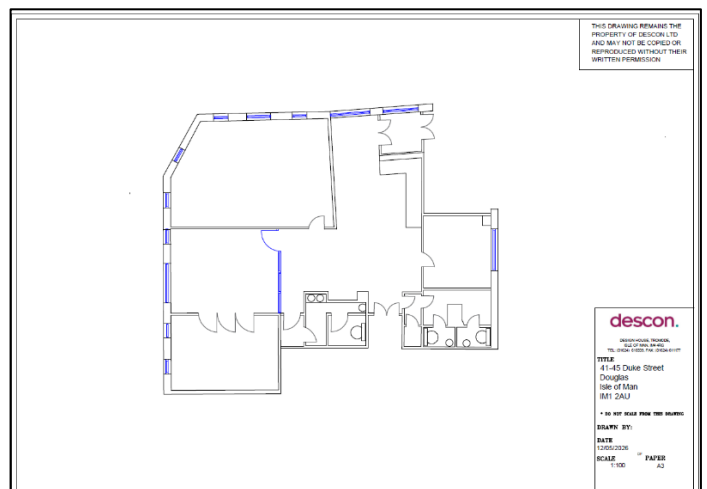
Vacant possession on completion of legal formalities.

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 Director
01624 645550
ben@blackgracecowley.com

Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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