

TO LET

PURPOSE BUILT OFFICE BUILDING WITH PARKING - £42,000 + VAT per annum - 3,530 sq ft

Design House, Hills Meadow, Douglas, Isle of Man



- Purpose Built Office Building on the outskirts of the Island's main business district.
- Comprising of ground floor open plan office with kitchen and WCs, first floor open plan office with private four peripheral offices, boardroom and kitchen/breakout room.
- Raised access floors, suspended ceiling, lift or stairs to 1st floor.
- Secure, covered car park for 10 spaces with two additional side spaces. Two insulated metal roller doors.
- Disabled female and male WC's.

Over/...

DESCRIPTION

Modern purpose-built building on the outskirts of Douglas and the main business district. The space benefits from a mix of open plan areas, offices and boardroom. There is a lift in the building, along with 12 car spaces, 10 in a covered garage and 2 to the right-hand side of the property.

LOCATION

Travelling out of Douglas Town Centre along Peel Road heading in the direction of the Quarterbridge, pass the Brown Bobby Petrol Station, take the first left into Hills Meadow Industrial Estate. Take the right hand road into Hill Meadow and turn right at the bottom of the hill. The property can be found on the right-hand side.

ACCOMMODATION

Ground Floor;

Entrance lobby, open plan office, kitchen and WCs,

Lift or stairs to;

First Floor;

Large open plan office, four glass doored offices, boardroom and large kitchen/breakout room.

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is 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.

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 water, electricity and drainage.

TENURE

Leasehold 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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