

TO LET

OFFICE SUITE - Approx. 510 sq ft - £100 per week + VAT + Electricity & Heating

2nd Floor Suite, 53 Victoria Street, Douglas



- Modern suite available in this prominent Victorian property in the heart of Douglas. Located on the main thoroughfare through the town centre.
- Short distance from Government Offices and within easy walking distance of all the town centre's amenities.
- Bright and airy suite overlooking Victoria Street - comprising of front office, meeting room, own kitchen/breakout room and WC.
- The exterior of the property is shortly to undergo a complete redecoration.
- Available immediately.

Over/...

DESCRIPTION

This modern office suite is available in a prime location in the heart of Douglas City Centre. Perfect for a small team or solo professional looking for a central space close to all amenities. The building is due to undergo an exterior refurbishment.

LOCATION

Travelling down Bucks Road past Government Offices and onto Victoria Street. 53 can be found on the left hand side opposite Barclays Bank main branch.

LEASE TERMS/REPAIRING OBLIGATIONS

New leases are available on Internal Repairing terms. Tenant to pay electricity and heating in addition.

ACCOMMODATION

2nd Floor Office Suite – total 510 sq ft;

Main Office - approx. 234 sq ft
(Overlooking Victoria Street)

2nd Office/Meeting room – approx. 165 sq ft
Kitchen/Breakout room – approx. 112 sq ft

DEPOSIT

A 3 month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

RENT REVIEWS

Standard three yearly upward only rent reviews.

SERVICES

Mains services are installed.

TENURE

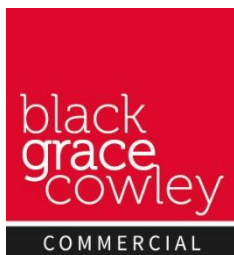
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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

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