

TO LET

OFFICE SPACE – £ 1750 + VAT pcm excl. - Approximately 484 sq. ft

Cottage No. 4, Stables Block, The Nunnery



- Modern, Bright Office Suite available
- Parking, General maintenance & Open Access Wi-Fi included
- Open plan main office with modern kitchenette and meeting room
- Beautiful, sort-after, rural setting, on the outskirts of Douglas
- Modern Toilets adjoining the unit
- Available from October 2026.

Over/...

DESCRIPTION The office sits in an attractive single-storey stone-built premises with traditional character features and a contemporary finish. The property benefits from a low-maintenance gravelled courtyard approach with direct access to parking individual entrances and attractive planted areas. A mature, landscaped setting provides a pleasant and private environment. LOCATION Situated on the outskirts of Douglas, off the Old Castletown Road at The Nunnery site, the Stable Block is an auxiliary building to the Southeast of the main building, and the Stable Cottages can be found just after the Stable Block. ACCOMMODATION Well-presented office accommodation arranged in an open-plan format, providing a practical and modern working environment. The space features exposed timber beams, wood-effect flooring and recessed lighting, with ample desk space and power points. The overall layout offers flexibility for a range of professional occupiers. The suite also has a stylish kitchenette to one end, and a private meeting room/office divided by a glass partition wall. The toilets are directly next door to this office suite.	LEASE TERMS/REPAIRING OBLIGATIONS An annual lease is available from October 2026. The monthly rental charge includes: • Parking • General Maintenance • Open access Wi-Fi • Basic cleaning (Monday to Friday) after hours Gas is charged separately. Contents insurance to be covered by the tenant. RENT REVIEWS Annual rent reviews on an CPI basis. DIRECTOR'S GUARANTEE/DEPOSIT A Director's guarantee may be required if the lease is being taken in the name of a Limited Company. A one month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease. SERVICES All mains services are available. 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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