black grace cowley
ESTATE AGENTS

# £1,000

## THE DETAILS

0 0 0

Unit 5 Basement Victory House

Prospect Hill, Douglas

£1,000

call in today or visit www.blackgracecowley.com for more details

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PROPERTY DETAILS FOR

# Unit 5 Basement Victory House, Prospect Hill, Douglas

## THE DESCRIPTION

## THE PROPERTY

An opportunity to take new leases on modern refurbished, open plan suites situated in a prime location on Prospect Hill, opposite the Isle of Man Bank. The suites benefit from perimeter trunking for power and data and WCs and passenger lifts are located in the common area. Car parking is available either on-site or within a short walking distance in addition to the commencing rent.

LOCATION
The premises are situated in a prime location on Prospect Hill, in the centre of Douglas' financial district. Other occupiers of Victory House include Apple IQ, Crowe Isle of Man, and Rossborough Insurance. Government Offices and the Courts of Justice are in close proximity to the building.

LEASE
The office suites are available on new leases for a term subject to negotiation with three yearly upward only rent reviews to market value. They can be rented as a whole or as individual suites. The commencing rent will be £17.00 per sq ft per annum, exclusive and the lease is to be on effective full repairing and insuring terms via a service charge. No VAT is payable on the rent.

POSSESSION
Vacant possession upon completion of all legal formalities.

DEPOSIT
A deposit of 3 months rent will be required upon signing of the lease and will be held by the landlord until satisfactory expiry of the lease.

VIEWING
Further details and viewing arrangements strictly by appointment through the Agents, Black Grace Cowley.

# FLOOR PLAN