

TO LET

2nd & 3rd FLOOR SUITES – £650 pcm NO VAT – Total Approx. 580 sq ft

6 Hill Street, Douglas



- Prime City Centre location close to Athol Street, Government Offices and all of the city centre's amenities.
- Total accommodation (2nd & 3rd Floor) of approximately 580 sq. ft
- Four office suites plus dedicated storage room
- Shared kitchen and WC facilities
- Set service charge, inclusive of heating, electricity, insurance and rates
- One allocated tandem parking space (2 small/medium cars)
- Available immediately.

Over/...

DESCRIPTION

An excellent opportunity to lease a bright and well-presented office suite in the heart of the Island's financial district, just a short walk from the town centre and local amenities.

LOCATION

As you approach the city centre from Peel Road, bear right onto Circular Road. Take a right at the traffic lights down Prospect Hill, passing the junction for Myrtle Street. Take a sharp right onto Hill Street (which is one way). Number 6 will be on your left.

ACCOMMODATION

Arranged over the second and third floors, the accommodation extends to approximately 580 sq ft and provides flexible workspace suitable for a range of professional occupiers.

The **second floor** offers three well-proportioned office rooms totalling 307 sq ft, ideal for private offices, meeting rooms, or collaborative working. The **third floor** comprises a further office together with a useful storage room, extending to 273 sq ft.

The property forms part of a well-maintained building and benefits from access to shared kitchen and WC facilities. An allocated tandem onsite parking space is included, providing a valuable advantage in this highly sought-after central location where parking is at a premium.

Incentives may be available, subject to lease terms.

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge. Tenant to pay a proportion of rates and insurance via a set service charge.

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 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 Department
01624 645550
ben@blackgracecowley.com



Black Grace Cowley Limited

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

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Black Grace Cowley or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.