



## SOVEREIGN HOUSE, 14-16 NELSON STREET, DOUGLAS, IM1 2AL

£16PSF Exclusive. Approx. 1,075sq/ft - 4,425sq/ft  
Purpose Built Modern Office Suites Available as a  
Whole or Individually, Located in the Centre of  
Douglas. Leasehold.

### For Rent - POR

#### PROPERTY SUMMARY

Price:	POR
Type:	Office
Status:	For Rent
Area:	Central, Douglas, EAST
Bedrooms:	0
Reception Rooms:	0
Bathrooms:	0

## FULL DESCRIPTION

SOVEREIGN HOUSE, 14-16 NELSON STREET, DOUGLAS, IM1 2AL

£16 per sq/ft exclusive. Available to let as a whole building or as individual suites from approx. 1,075sq/ft to 4,425sq/ft.

### Accommodation

Ground Floor (approx. 1,075sq/ft)

Open Plan Area

Kitchen

Separate Ladies & Gents W.C.'s

First Floor (approx. 1,270sq/ft)

Office 1

Office 2

Server Room

Kitchen

Separate Ladies & Gents W.C.'s

Second Floor (approx. 1,230sq/ft)

Split into two areas:

Rear Area

Comprises of:

Open Plan Space

Office 1

Office 2

Meeting Room 1

Meeting Room 2

Meeting Room 3

Kitchen

## AT A GLANCE

Type:	Office
Status:	For Rent
Price:	POR
Area:	Central, Douglas, EAST

## INSIDE

Bedrooms:	0
Reception Rooms:	0
Bathrooms:	0
En-suite:	0
Windows:	Other
Heating:	Gas Central Heating
Furnished:	No

## OUTSIDE

Garage:	
Front Garden:	None
Rear Garden:	None
Acreage:	0
Outbuildings:	No

## WHO TO CONTACT



Orry-James Creane - 07624 365562

Cowley Groves Douglas

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**Separate W.C.**

**Side Area**

Comprises of:

**Open Plan Space**

**Boardroom**

**Meeting Room**

**Kitchen**

**Separate Ladies & Gents W.C.'s**

**Adjoining Floor (approx. 850sq/ft)**

**N.B.**

The building has recently been re-decorated and re-carpeted. Cabling installed throughout via wall trunking. Suspended ceilings with integral lighting. Partitioned offices and a boardroom.

**Services**

All main services are connected. Gas fired central heating. Air conditioning throughout.

**Repairing Obligations**

Standard full repairing and insuring terms. Tenant to pay rates and building insurance in addition.

**Director's Guarantee & Security Deposit**

A director's guarantee will be required if the lease is taken in the name of a limited company. A security deposit equivalent to one quarter's rent is to be paid on term commencement and to be returnable on satisfactory expiry of the lease. Financial and professional references will be required from prospective tenants and guarantors may be required in the case of limited companies.

**Directions**

Travelling along Loch Promenade in the direction of the Villa Marina, take a left hand turning onto Church Road Marina and turn left onto Market Street. Continue along onto Nelson Street where Sovereign House can be found on the right hand side, opposite Wellington Street.

## GALLERY

SOVEREIGN HOUSE, 14-16 NELSON STREET, DOUGLAS, IM1 2AL



## LOCATION

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