



GROUND & FIRST FLOORS, SAMUEL HARRIS HOUSE, 5-11 ST. GEORGE'S STREET, DOUGLAS, IM1 1AJ

Modern Purpose Built Office Suites Located Within the Financial District. Onsite & Offsite Parking Available. Available on a Floor by Floor Basis or Combined.

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

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Agents Comments

Samuel Harris House is a modern, purpose built office building with an attractive glazed entrance foyer and atrium with onsite basement parking. The building's specification includes raised access floors, comfort cooling/heating, a lift and extensive glazing providing ample natural light. The office suites are available on a floor by floor basis or can be combined. For more information, please contact Orry-James Creane on 01624 625888 or email ojcreane@cowleygroves.com.

Accommodation

Ground Floor (approx. 8,536sq/ft)

Lift access to the upper floors.

First Floor (approx. 8,739sq/ft)

Total (approx. 17,275sq/ft)

Outside

There are parking spaces available both in the on-site car park and in the multi-storey covered car park situated offsite at the top of St. George's Street.

The ground floor benefits from 18 car spaces (10 offsite and 6 onsite, 2 tandem) and the first floor benefits from 20 car spaces (12 offsite and 8 onsite).

Services

All main services are connected.

Rent

Price on application - available on a floor by floor basis or combined.

Rental Terms

Rents for the accommodation and car parking are available upon application. Rents are exclusive of service charge, rates, insurance and VAT and will be subject to review at the end of every third year.

Lease

New long term leases are available, subject to three yearly upward only reviews to market value. Individual floors or part floors are available to

AT A GLANCE

Type:	Office
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Area:	Central, Douglas, EAST

INSIDE

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

OUTSIDE

Garage:	Off Street Parking
Front Garden:	None
Rear Garden:	None
Acreage:	0
Outbuildings:	No

WHO TO CONTACT



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Cowley Groves Douglas

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lease on effective full repairing and insuring terms for a term of years to be agreed by negotiation.

Directions

Travelling along Athol Street, continue to the end and take the last turning on the right hand side onto St. George's Street where Samuel Harris House can be found on the left hand side.

GALLERY

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LOCATION

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