



1ST FLOOR, 55 VICTORIA STREET, DOUGLAS, IM1 2LA

£11.00 Per Sq/Ft. Approx. 665sq/ft First Floor Self-Contained Office Suite Situated in the Heart of Douglas Within Walking Distance of the Local High Street.

For Rent - POR

PROPERTY SUMMARY

Price:	POR
Type:	Office
Status:	For Rent
Area:	Central, Douglas, EAST
Bedrooms:	0
Reception Rooms:	4
Bathrooms:	1

FULL DESCRIPTION

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Price

£11.00 per sq/ft.

Accommodation

Communal Areas

First Floor (approx. 665sq/ft)

Landing

Recently refurbished communal W.C.'s, shared between both offices.

Self-Contained Retail/Office Suite (approx. 665sq/ft)

Two glass partitioned offices.

Front Office (approx. 16'3 x 11'5)

Meeting Room 1 (approx. 8'02 x 8'02)

Meeting Room 2 (approx. 8'2 x 8'02)

Main Office (approx. 23'10 x 8'2)

Kitchenette

Cloakroom/W.C.

Outside

Separate rear doorway access for the right hand side of the office.

Services

All mains services are connected. Gas fired central heating.

Tenure

Leasehold.

Repairing Obligations

Internal repairing obligations.

Lease Terms

New leases are being sought on flexible or medium to long terms. Rent is payable quarterly in advance by standing order.

Rent Reviews

AT A GLANCE

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

INSIDE

Bedrooms:	0
Reception Rooms:	4
Bathrooms:	1
En-suite:	0
Windows:	Other
Heating:	Other
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

Landline: 01624 625888

Email: ojcreane@cowleygroves.com

Three yearly upward only.

Guarantor/Rent Deposit

Director's guarantors will be required in the event that a lease is taken in the name of a Limited Company. A 3 month rent deposit will be required and is returnable upon satisfactory lease expiry.

Directions

Travelling along Bucks Road in the direction of Douglas town centre, continue onto Prospect Hill and proceed onto Victoria Street where number fifty five can be found a short distance along on the right hand side.

GALLERY

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LOCATION

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