



LEVEL 6, HARBOUR COURT, CLINCH'S HOUSE, LORD STREET, DOUGLAS, IM1 4LN

£21.10 Per sq/ft (Exclusive of Service Charge).
Approx. 3,780sq/ft Newly Refurbished Office
Accommodation. Views Stretching Across Douglas
Harbour & Surrounding Countryside.

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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Rental Price: £21.10 Per sq/ft (exclusive of service charge)

Accommodation

Ground Floor

Communal Entrance Foyer

Lift access to all floors.

Level 6 (approx. 3,780sq/ft)

Option to divide the space into multiple smaller offices ranging from approximately 1,000sq/ft to 1,500sq/ft.

Part Open Plan Suite

Raised access floors, newly fitted suspended ceiling and recently redecorated throughout.

Kitchenette

Newly fitted with a range of base units.

Outside

Four covered parking spaces are available (at an additional cost of £1,500 per space, exclusive).

Services

All main services are connected.

Lease Terms

A new lease is effective upon full repairing and insuring terms via a service charge.

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.

References

Financial and professional references will be required from prospective tenants and guarantors may be required in the case of limited companies

Directions

Travelling from the Sea Terminal, continue onto Lord Street and follow the

AT A GLANCE

Type:	Office
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Price:	POR
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INSIDE

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

OUTSIDE

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

WHO TO CONTACT



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Cowley Groves Douglas

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road to Bank Hill where Harbour Court can be found on the corner of the left hand side.

GALLERY

LEVEL 6, HARBOUR COURT, CLINCH'S HOUSE, LORD STREET, DOUGLAS, IM1 4LN



FLOORPLANS

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LOCATION

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