

# £86,394

## THE DETAILS

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Rose House Circular Road

, Douglas

£86,394

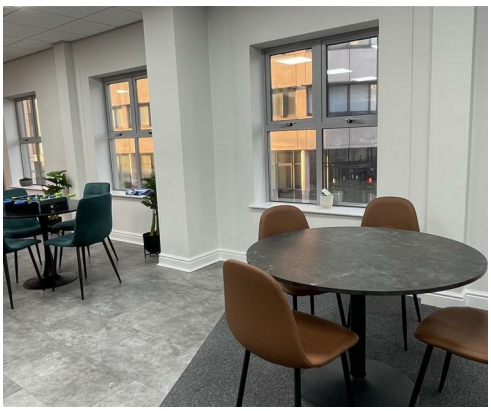
call in today or visit www.bgc.im for more details

e: commercial@bgc.im| w.bgc.im | t: +44 (0) 1624 645550

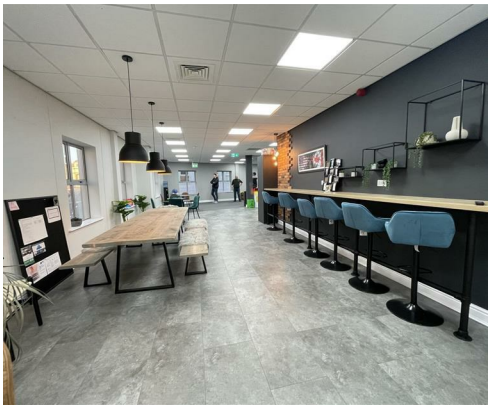
a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR

# Rose House Circular Road, , Douglas













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# Rose House Circular Road, , Douglas

## THE DESCRIPTION

## THE PROPERTY

LOCATION

Travelling from the centre of Douglas' financial district up Prospect Hill, turn left at the traffic lights opposite the New Courthouse onto Circular Road. Continue across the next set of lights adjacent to Barclays Bank Eagle Court, and Rose House is situated on the left hand side of the road opposite the headquarters of Price Waterhouse Coopers.

DESCRIPTION

Modern, fully refurbished office 1st Floor accommodation offering 3,927 sq ft in total. The accommodation provides a spacious reception area, open-plan office, boardroom, separate IT room, and toilet facilities within the common parts of the building. Car parking is available on ground and sub-ground levels within the building at an additional cost.

ACCOMMODATION

Front entrance to communal hall and staircase, lift access to all floors.

The suite offers refurbished accommodation with suspended ceilings, raised access floors, on-site car parking and a reasonable outlook. Ladies and Gent's toilet facilities are located within the core of the building.

LEASE TERMS

A new lease is available on medium to long term at a commencing rent of £20 per sq ft, exclusive. Tenant to pay rates and buildings insurance worked out at an occupied floor area basis.

REPAIRING OBLIGATIONS

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Effective full repairing and insuring terms via service charge.

SERVICES

It is understood all mains services are connected to the building.

REFERENCES

Financial and professional references will be required.

CAR PARKING

Undercover car parking is available at an additional cost.

It is understood all mains services are connected to the building.

VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, Black Grace Cowley.

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## FLOOR PLAN

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