

Retail
Development
Industrial
Investment
Office



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Isle of Man, IM2 1SE

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TO LET MODERN OFFICES

First Floor, Queen Victoria House,
41-43 Victoria Street, Douglas, IM1 2LF
£19 psf excl.

- Area: 4,030 sq ft – 13,702 sq ft
- Rent: £19psf excl.

Description

Newly refurbished office occupying a prominent position on Victoria Street, the main thoroughfare through the town centre. Strand Street, the Island's prime shopping street is close by. This 1st floor office benefits from raised access floors together with mechanical ventilation and some comfort cooling. There are kitchen facilities and separate male and female toilets. On-site and off-site parking is available.

Location

Queen Victoria House occupies a prominent position on Victoria Street, the main thoroughfare through the town centre. Strand Street, the Island's prime shopping street is close by.

Accommodation

The first floor is available at the following rent and is exclusive of VAT, service charge and rates:

Ground Floor

4,030 sq ft @ £19.00 psf = £76,570 per annum.

The office has new raised access floors together with mechanical ventilation. Comfort cooling has been installed. Kitchen facilities and both male and female toilets are provided at each level.

Parking

There are a total of 17 on-site car parking spaces available at a rent of £1,200 p.a. each. 22 off-site car parking spaces are available situated at the nearby 10/12 Queen Street Car Park at a rent of £1,150 p.a. each. Car parking spaces allocated on a pro rata basis.

Lease Terms

These premises are available for a term of years subject to negotiation on effective full repairing and insuring terms. There will be rent reviews at the end of every third year of the term.

Services

All mains services are provided.

References

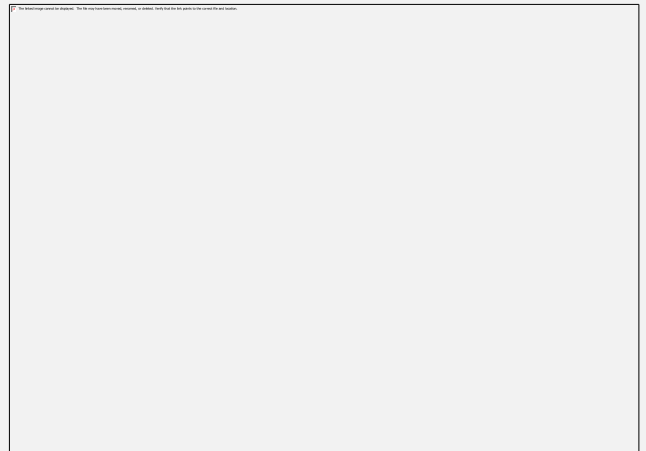
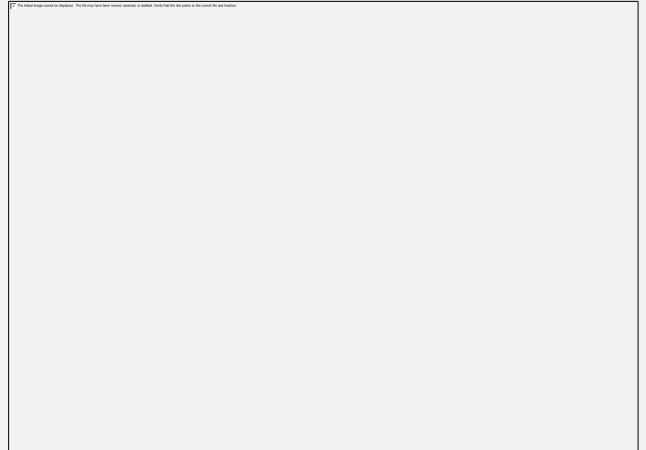
The usual bank and business references will be required for potential tenants. Where a letting is to a Limited Company, director's guarantees will be required.

Possession

On completion of all legal formalities.

Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.



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