

**Commercial Dept.
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**DeanWood
Management
Limited**

Ref:1809



**TO LET - OFFICE
FIRST FLOOR
37 BUCKS ROAD
DOUGLAS
IM1 3DE**

- **EXCELLENT CENTRAL TOWN LOCATION**
- **VERSATILE UNIT TO SUIT SMALL BUSINESS**
- **APPROX. 599.77 SQ.FT.**
- **PRIVATE REAR ACCESS**

RENT: £7,500PA PLUS SERVICE CHARGES

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Directions

Travelling from Douglas town centre Bucks Road past the traffic lights at Circular Road the property can be found on the left hand side and the office is above the sports shop Up and Running. The access to the office is by a rear staircase at the rear of the building giving a private entrance.

Description

This is a compact and versatile office unit which would suit a small business operation comprising of an open area and inner office. The approx. area of the office as a whole unit is 599.77 sq. ft. The office and ancillary areas have been decorated and fitted out to a high standard and have been well maintained and managed by the Landlord. There are a shared kitchen and toilet facilities with the shop on the ground floor.

Tenure

Leasehold

Lease Terms

The preferred lease is 3 yrs or more and the Landlord welcomes discussion on terms and conditions.

Rates & Services Charges

The rates figure to be confirmed but this is on an apportioned basis with Up and Running shop on the ground floor which would equate to approximately one third of the rates and this is separately invoiced by the shop to the office Tenant. The Office floor has a separate meter but not a separate supply the electricity bill is sent to Up and Running who then requests the apportioned amount from the first floor Tenant.

The insurance for the building is paid by the Landlord and again apportioned and invoiced to the Tenant by the Landlord annually.

Services

Main water, sewage ,electricity connected. Fire Alarm system in place.

