

Retail
Development
Industrial
Investment
Office



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Isle of Man, IM2 1SE

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TO LET

MODERN FIRST FLOOR OFFICE SUITE

13a St Georges Street, Douglas,
Isle of Man, IM1 1AJ
Annual rental of £10,200



- **Modern self-contained first floor office suite**
- **Area: 607 sq ft**
- **Open-plan space with separate meeting room**
- **Central St George's Street location**
- **Onsite parking available at £1,800 per space**

Description

An excellent opportunity to take a new lease on this modern, self-contained office suite, ideally situated on St George's Street, just off Athol Street.

The first floor suite extends to 607 sq ft and provides a versatile workspace comprising mainly open-plan, split-level office accommodation, together with a separate meeting room, kitchen and WC facilities. The suite is well equipped for modern business use, with data and power cabling provided via perimeter trunking, supplemented by floor boxes. The office benefits from a mixture of suspended ceilings with integral lighting and spotlights.

Additional benefits include gas-fired central heating and UPVC

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double glazing throughout. Onsite parking is available to the rear of the property, with spaces available separately at a cost of £1,800 per space per annum, in addition to the rent.

Location

The property occupies a prominent position on St Georges Street, just a short walk from Athol Street. The building is situated centre of the Island's business and finance district.

Services

Mains water, electricity, drainage and gas are connected.

Possession

On completion of legal formalities.

Legal Costs

Each party to pay their own legal costs.

Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.



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