Commercial Dept.
37 Victoria Street
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Isle of Man
IM1 2LF

Tel: 01624 611007
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www.deanwood.im
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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 going up Prospect hill until you reach the traffic lights at the corner of Circular Road. Going straight ahead this is now Buck's Road.

The property can be found on the left-hand side, the office being above the **Up and Running Sports shop.**

Access to the office is by a staircase at the rear of the property, giving a segregated entrance with a flat above.

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 approximate area of the office as a whole unit is 599.77sq 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 is a shared kitchen and toilet facilities, with the shop on the ground floor.

Lease Terms

The preferred lease is 3 years or longer.

Rates & Service Charges

The rates figure to be confirmed but this is on an apportioned basis with Up and Running shop. But it would equate to one third of the total rates. This is separately invoiced by the shop to the office tenant. The 1st floor office has a separate electricity meter, but not a separate supply. The electricity bill is sent to Up and Running, who then take a meter reading of the 1st floor, and request payment. This has worked well in the past.

Services

Mains water, gas central heating, electricity and sewage.

Fire alarm system is in place, which is checked and serviced annually.



