DeanWood Management Limited

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

Tel: 01624 611007
Fax: 01624 662125
www.deanwood.co.im
commercial@deanwood.co.im

TO LET: OFFICE SUITE

SUITE 5 3rd FLOOR
VARLEY HOUSE
29-31 DUKE STREET
DOUGLAS



- Central Douglas Location
- Open Plan L-Shaped Room
- 380 Square Feet Approx NIA
- Large Double Glazed Velux Roof Lights
- Door Answering 'Phone'
- Gas Fired Central Heating
- Communal Floor WC Facilities

PRICE: £5,000 per annum

Ref: 1300

DIRECTIONS

Proceeding from our office in Victoria Street walking towards the Sea Terminal take the first right turning into Duke Street. The subject premises can be found on the right hand side, accessed via hardwood double doors.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL
With automatic door release and intercom.

Stairs leading up to:-

THIRD FLOOR

OPEN PLAN L-SHAPED OFFICE
(28' x 10'4" approx PLUS 12'11" x 7' approx) with large double glazed Velux roof lights and double panelled and finned radiators.

SHARED WC

TENURE - Freehold with vacant possession on completion.

SERVICE CHARGES – Apportioned Heating, lighting, fire alarm servicing - Rates are the responsibility of the Tenant there are two sets of rates on the Isle of Man Douglas City Corporation and Govt. Treasury.

The Landlord supplies a draft lease for perusal on request.

SERVICES – Mains water, electricity, drainage and gas are connected to the property.

VIEWINGS – Strictly by appointment only with the Agents - (01624) 611007, Option 2.

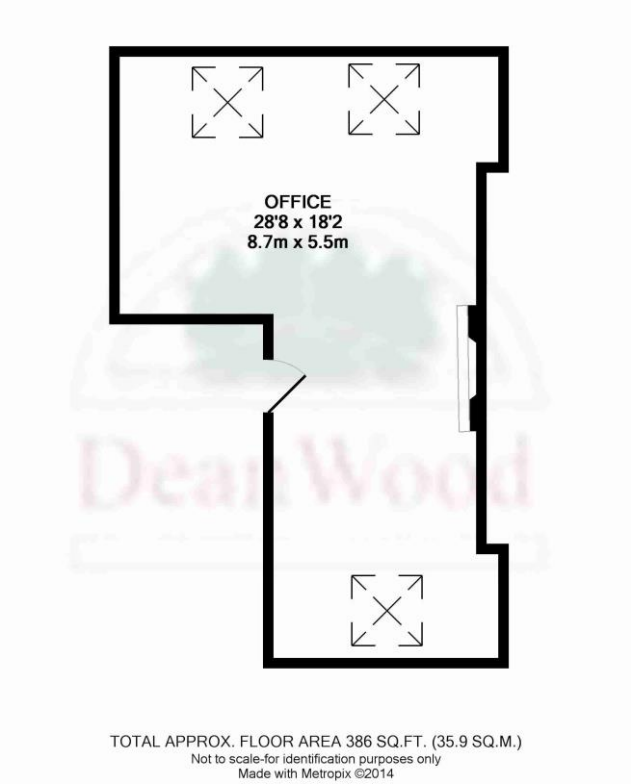
DeanWood Management Limited

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

Tel: 01624 611007
Fax: 01624 662125
www.deanwood.co.im
commercial@deanwood.co.im

These particulars are for information purposes and do not constitute or form part of any contract nor should any statement contained herein be relied upon as representation of fact. Neither the vendor nor DeanWood Management Limited (the "firm"), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

Ref: 1



DeanWood Management Limited

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

Tel: 01624 611007
Fax: 01624 662125
www.deanwood.co.im
commercial@deanwood.co.im

Ref: 1300