

Retail  
Development  
Industrial  
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Office



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## TO LET MODERN OFFICES

St Georges Tower, St Georges Street  
Douglas, Isle of Man, IM1 1AR  
Rent: £22 per sq ft Excl.



- Area: 2,346 sq ft – 8,923 sq ft
- Prime central location
- High specification offices
- First, Second and Third Floors available

### Description

An excellent opportunity to occupy space in this prestigious office building located in a prominent position in central Douglas.

First floor office is vacant and available immediately. Second and Third Floor offices will be available from May 2023.

The property provides the following floor areas:

First Floor: 3,334 sq ft

Second Floor: 3,243 sq ft

Third Floor: 2,346 sq ft

Second and Third Floors have been fitted out with partitioned offices, boardrooms, kitchens and server rooms. Option to keep the existing layout, subject to additional cost or they can be removed to provide a fully open plan area.

All floors benefit from full raised access floors, suspended ceilings with category two recessed lighting, 3 pipe fan coil heating and cooling system, state of the art reception and communal toilet facilities.

## Location

St George's Tower occupies a prominent position on the corner of St George's Street and Hope Street and is a short distance away from Athol Street.

## Accommodation

The two floors provide modern office accommodation with raised access flooring, suspending ceiling with recessed lighting and 3 pipe fan coil heating and cooling systems.

Floors are available separately or can be taken together. Exclusive of service charge, insurance, rates and VAT.

## Parking

There are a total of 10 on-site car parking spaces available.

## Services

All mains services are connected.

## Possession

Vacant possession on completion of all legal formalities.

## Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.

