

Retail
Development
Industrial
Investment
Office



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Isle of Man, IM2 1SE

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FOR SALE CONTEMPORARY OFFICE SPACE

Warwick House, Douglas,
Isle of Man, IM1 3LP
Asking price: £450,000



- Freehold sale
- Parking available for up to 5 cars
- Various sized office suites
- Potential to convert into residential use,
subject to planning consents
- Located in a well established area

Description

Take advantage of the chance to purchase or lease a contemporary office space in Derby Square, ideally positioned the financial district and retail hubs. Positioned within a terrace, Warwick House boasts a coveted location within a flourishing residential community. With its front view of Derby Square and its lush gardens, and the added perk of forecourt parking for up to 5 vehicles, this property offers both convenience and aesthetic appeal.

Inside, you'll find a series of office suites complemented by ample storage options, catering to diverse business needs. Don't let this opportunity pass you by - seize the chance to elevate your workspace in this sought after location.

The property offers versatile potential for various purposes, including the possibility of conversion into residential space, subject to planning consents.

LOCATION

Travelling from Douglas town centre continue up Prospect Hill onto Bucks Road, past Prospect Terrace and onto Woodbourne Road. Turn right at the junction of Woodbourne Road and Derby Road and continue down towards the promenade where the entrance to Derby Square can be found on the right hand side a short distance along.

ACCOMMODATION

Gross Internal Area: 5,121 sq ft

The main entrance to the ground floor is off Derby Square via steps and access to the first floor office accommodation is via a communal hallway and staircase.

The ground floor features an entrance lobby leading to an inner hallway, a secondary reception area adjacent to the hallway, four suites, and a spacious open-plan area at the back. There are also doors providing access to the rear exit, a bathroom, a separate WC for disabled individuals, and a fully equipped kitchen.

The first floor consists of two open-plan areas, with three offices situated at the front and another three at the rear. Additionally, there are separate facilities for both women and men, with designated ladies' and gents' restrooms.

CAR PARKING

5 car parking spaces included.

SERVICES

All mains services are connected. Fire precautions system.

POSSESSION

Vacant possession upon completion.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By appointment through Chrystals

