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Dean Wood  
Management  
Limited

Ref:1646



**TO LET  
LUXURY OFFICES  
ST.MARY'S CHURCH  
THE PARADE  
CASTLETOWN  
IM9 1LG**

- **A Prestigious and Iconic Local Property**
- **Versatile and Spacious Office Accommodation**
- **Excellent Condition and Well Managed**
- **12 Private Car Parking Spaces ( Rare in Castletown)**
- **Discussion Welcomed by the Landlord**

**RENTAL: £96,000 FRI**

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## St Mary's Church The Promenade Castletown

### **Directions**

On entering Castletown Square the property can be immediately identified on the left a large imposing and elegant castellated property. The property is in an excellent location within easy travelling distance to the airport, local amenities, bus services and having the benefit of being additionally located in this historic and picturesque southern town.

### **Description**

St. Mary's House is a substantial detached building situated in the heart of Castletown formerly The Garrison Church. The property was completely renovated by the previous Owner some 10 years ago. St Marys House is thought to have been built around 200 years ago. It is pitched and slated roof and parapet gutters over solid stone random walls. Windows are PVC. Rainwater goods and downpipes are of cast iron. Floors are of suspended timber or solid concrete.

### **Accommodation**

The office accommodation is extensive with a spacious and well presented working environment which offers versatile use. Lift and staircase to upper office accommodation.

**Please see attached plan** for layout of the office accommodation on both the Ground Floor and First Floor.

**Net Internal Area is approx. 4430 sq. ft.**

### **Tenure**

Leasehold

### **Lease Terms**

The Landlord welcomes further discussion but presently the lease is offer on a FRI basis and the tenure preferred would be 3/5 year lease.

### **Rates & Services Charges**

To be confirmed by the Landlord

### **Services**

We understand that mains services are connected, gas central heating, water and electricity along with drainage. We assume that the property has full Local Authority and Fire Regulations there is a fully compliant system in place.

**Viewing**  
**Through Deanwood Commercial**

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