



TO LET

**Part Level 3
The Old Courthouse
Athol Street
Douglas**

**Approx 2,408 sq ft
Shaw's Brow parking spaces available in addition**

**Size excludes communal entrance reception lobby
of approximately 490 sq ft and kitchen area of
approximately 75 sq ft)**

Rent: £26 psf exclusive

DESCRIPTION

A superb opportunity to take a lease in this modern, newly redecorated, high-spec office suite in the prestigious 'Old Courthouse' on Athol Street. The suite is open plan with the benefit of 3 glass partitioned offices, a Rolladex filing system and Comms room with a wall mounted air conditioning unit. There is also a shared reception area of approximately 490 sq ft and a communal kitchen of approximately 75 sq ft. There is off site parking available in Shaw's Brow Car Park (opposite).

The suite has been fitted out to an extremely high standard including raised access floors, carpet tiles, suspended ceiling with integral lighting and comfort cooling and heating units. The suite is also wired for data and power throughout available via floor boxes. There is also a large communal roof terrace for the use of all Tenants. Other Tenants in the building include Long & Humphrey, Keystone Law, Deloitte and Iforium.

LOCATION

The Old Courthouse is located on Athol Street, Douglas, situated right in the heart of the central business district. The main banks/offices, Government Offices and the Island's main retail core area are all within easy walking distance.

ACCOMMODATION

Part Level 3 Suite – approximately 2,408 sq ft

Open plan suite

3 glass partitioned offices

Rolladex Filing System

Shared reception area, shared glass partitioned boardroom and shared kitchen facility.

Ladies and gents facilities are within the common area of the building.

Over/...

LEASE

The suite is available on effective full repairing and insuring terms via a service charge. Tenant to pay rates and buildings insurance worked out on an occupied floor area basis.

REFERENCES

Financial and trade references will be required

SECURITY DEPOSIT/GUARANTEE

A security deposit equivalent to one quarter's rent is to be paid on term commencement and to be returnable on satisfactory expiry of the lease. Director's Guarantees will be required in the case of Limited companies.

CAR PARKING

Off site car parking spaces available at Shaw's Brow Car Park – £1,410.67 pa + VAT.

POSSESSION

Vacant possession upon completion of legal formalities.

LEGAL COSTS

Each party to bear the costs of their own reasonable legal fees.

VIEWING

Strictly by appointment through the Agents, **Black Grace Cowley**.

