



## TO LET

**Self Contained Modern Office Premises  
24 Athol Street  
Douglas**

**Size: 510 sq ft**

**Rent: £6,120 per annum exclusive**

**Service Charge: £1,400 pa includes heating,  
electricity, rates and buildings insurance**

**Flexible Lease Terms – Minimum 6 Months**

## DESCRIPTION

Good opportunity to lease an immaculate suite in this modern office building in the heart of the financial district of the town centre. The suite comprises of two open plan rooms benefitting from LED lighting and CAT 5 cabling via perimeter trunking. There is gas fired central heating and a fire precautions system. The unit is furnished (if required) and can be accessed by either its own entrance or via the communal entrance – both on Athol Street. There is a boardroom which Tenants can use – bookable via a diary system and kitchen and WCs are in the common areas. There is a service charge currently charged at £350 per quarter – which includes heating, electricity, rates and buildings insurance.

## SITUATION

Travelling down Athol Street from Prospect Hill, 24 Athol Street can be found on the right hand side at the junction with Upper Church Street and is within easy walking distance of all of the town centre's amenities.

## ACCOMMODATION

***Lower Ground Floor Suite – approx. 510 sq ft***

Room 1 - Self contained open plan office

Room 2 - Rear office/meeting room

**Over/..**

These particulars, although believed to be correct, do not form part of an offer or a contract and they are not intended to form any representation of fact. Black Grace Cowley Ltd cannot accept any liability for any errors in the particulars stated, and a prospective purchaser should rely upon his own enquiries and inspection.

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## **LEASE**

Flexible lease terms are available on effective full repairing & insuring terms via a service charge. Service charge approx. £350 per quarter which covers heating, electricity (normal usage), rates and buildings insurance.

## **RENT REVIEWS**

Standard three yearly upward only rent reviews.

## **SERVICES**

It is understood all mains services are connected to the building.

## **DIRECTOR'S GUARANTEE & SECURITY DEPOSIT**

A director's guarantee will be required if the lease is taken in the name of a limited company. 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.

## **REFERENCES**

Financial and professional references will be required from prospective tenants and guarantors may be required in the case of limited companies.

## **POSSESSION**

Vacant possession upon completion of all legal formalities.

## **VIEWING**

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley**.



**Room 1 (own entrance off Athol Street)**



**Boardroom (available to Tenants)**