



## TO LET

### PRIME REFURBISHED OFFICE SUITES

**43– 59 Athol Street  
Douglas, Isle of Man**

**Approx 41,688 sq ft in Suites from 2,297 sq ft  
(101 Car Spaces)**

**Rents from £21.50 psf exclusive**

## DESCRIPTION

Prominently located modern office space occupying a prime position in the Island's longest established and best known office location. Formerly occupied by Zurich, the building is situated close to the popular leisure area of North Quay: and within easy walking distance of the main retail centre of the town. The property is currently undergoing a comprehensive refurbishment programme to provide Grade A office space in various suites from 2,297 sq ft to single floors up to 9,133 sq ft.

## ACCOMMODATION

**43 – 51 Athol Street** – formerly Zurich House provides approximately 29,031 sq ft arranged over ground and four upper floors.

**53-59 Athol Street** comprises the Western red brick end of the block and provides approximately 12,657 sq ft over lower ground, ground, and three upper floors.

## CAR PARKING

The property benefits from 33 onsite car parking spaces situated to the rear of the property, and in a secure underground car park. An additional site on the North Quay (approximately 5 minutes' walk away) provides a further 68 spaces in a purpose built 3 story car park, giving a total of 101 spaces.

**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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## SPECIFICATIONS

Internally, the offices are primarily open plan, benefiting from full computer raised access floors; suspended ceilings, and excellent levels of natural light.

There is an Otis 8 person lift in 45-51 Athol Street, with male and female toilets on alternate floors. 53-59 Athol Street has its own dedicated entrance, with a further lift servicing all floors, and male and female toilet facilities.

The current refurbishment includes the installation of a full Comfort Cooling system throughout the property.

| <u>Floor</u> | <u>43-51 Athol St</u> | <u>53-59 Athol St</u>       | <u>Total</u>       |
|--------------|-----------------------|-----------------------------|--------------------|
| Ground       | 4,006 sq ft           | 2,570 sq ft                 | 6,576 sq ft        |
|              | 111 sq ft             |                             | 111 sq ft          |
|              | (kitchen)             |                             |                    |
| Lower        | -                     | 2,400 sq ft                 | 2,400 sq ft        |
| Ground       |                       |                             |                    |
| First        | 6,388 sq ft           | 2,745 sq ft                 | 9,133 sq ft        |
| Second       | 6,388 sq ft           | 2,645 sq ft                 | 9,033 sq ft        |
| Third        | 6,383 sq ft           | 2,297 sq ft                 | 8,680 sq ft        |
| Fourth       | <u>5,755 sq ft</u>    | <u>                    </u> | <u>5,755 sq ft</u> |
|              | 29,031 sq ft          | 12,657 sq ft                | 41,688 sq ft       |

## LEASE

Terms are invited for either the building as a whole; individual floors and suites; or a vertical breakup with 53-59 being separately occupied. VAT is charged on all rentals.

## VIEWING

For further details or viewing arrangements, contact Mark Grace or Andrew Wallis at Black Grace Cowley Limited.