



**ON THE INSTRUCTION OF ERNST & YOUNG
LLP**

FOR SALE OR TO LET

PRIME FREEHOLD OFFICE BUILDING

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

**Approx 41,688 sq.ft
(101 Car Spaces)
£6.95m exclusive of VAT**

DESCRIPTION

Three interlinked office buildings occupying a prime position in the Island's longest established and best known office location. Formerly occupied by Zurich, the property is situated close to the popular leisure area of North Quay: and within easy walking distance of the main retail centre of the town.

ACCOMMODATION

The main centre building (**45 – 51 Athol Street** – formerly Zurich House), provides approximately 23,131 sq ft arranged over ground and four upper floors.

43 Athol Street is located by the East side of the building, and provides approximately 5,900 sq.ft, again 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.

Geoffrey P R Black BSc DipArb FRICS MCI Arb Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA Andrew K Wallis BSc (Hons) MRICS

SPECIFICATIONS

The offices were constructed to a high standard with 45-51 Athol Street being built in 1991, and 43 Athol Street and 53-59 Athol Street added in 1996.

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.

<u>Floor</u>	<u>43 Athol St</u>	<u>45-51 Athol St</u>	<u>53-59 Athol St</u>	<u>Total</u>
Ground	875 sq ft	3,131 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	1,275 sq ft	5,113 sq ft	2,745 sq ft	9,133 sq ft
Second	1,275 sq ft	5,133 sq ft	2,645 sq ft	9,033 sq ft
Third	1,270 sq ft	5,133 sq ft	2,297 sq ft	8,680 sq ft
Fourth	<u>1,250 sq ft</u>	<u>4,550 sq ft</u>	<u> </u>	<u>5,755 sq ft</u>
	5,900 sq ft	23,131sq ft	12,657 sq ft	41,688 sq ft

LEASE

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

FREEHOLD

Offers are invited in the region of £6.95m exclusive of VAT for the freehold interest of 43-59 Athol Street; and the South Quay car park.

Offers may also be considered for 43-51 Athol Street as an individual lot, and for 53-59 Athol Street.

PLANNING

Current use – Offices

Alternative uses may be considered for parts of the property, including residential conversion, subject to beneficial planning approval

VIEWING

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