



TO LET

PRIME REFURBISHED OFFICE SUITES

55 Athol Street
Douglas, Isle of Man

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

Rents POA

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.