

TO LET

OFFICE SUITES – approx. **952** sq ft. **£19,040** per annum exclusive.



FRONT FIRST FLOOR, ATHOL HOUSE

ATHOL STREET, DOUGLAS, IM1 1EJ



DESCRIPTION

An opportunity has arisen to take an assignment of the lease on this immaculate part first floor suite in Athol House which occupies a prominent central position on Athol Street. The suite is at the front of the premises and benefits from 24/7 access, fibre optic cabling and strip lighting. The suite currently comprises of a reception area, boardroom and open plan office space. Access is provided by way of both a digital intercom and a fob access system. The property also benefits from modern communal kitchens and bathrooms and secure storage is available on site at an additional cost.

LOCATION

Athol House is approached by travelling down Prospect Hill past Government Offices and turning right at the traffic lights onto Athol Street. Athol House can be found on the second block on your left.

ACCOMMODATION

Part First Floor Suite – Approx 952 sq ft.

- Reception area
- Boardroom
- Open plan office

LEASE TERMS

Assignment is available of the lease commencing 1st January 2018 between the current tenants and Douglas Technical Ltd, for a term of 7 years and 1 month (to 1st February 2025) at a current rent of £20,290 per annum on full repairing and insuring terms, subject to Landlord's approval.

SERVICES

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

DIRECTOR'S GUARANTEE

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

SECURITY DEPOSIT

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

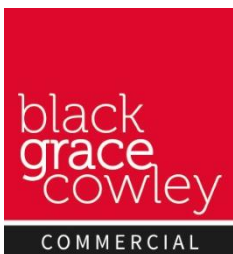
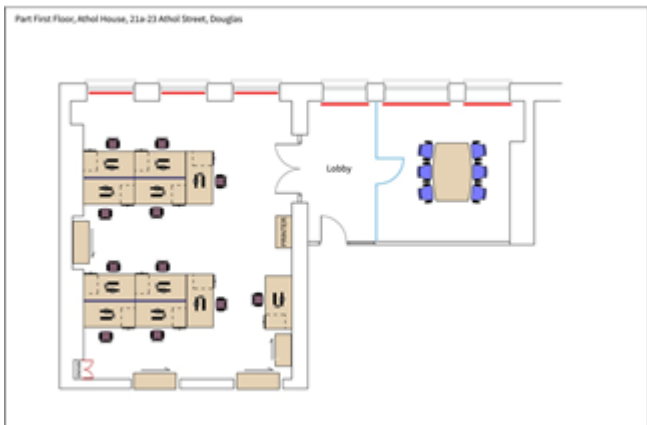
Financial and professional references will be required from prospective tenants and guarantors may be required in the case of limited companies.

POSSESSION

Vacant possession upon completion of all legal formalities.

VIEWING

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



Sharon Gelling
Commercial Department
01624 645553
sharon@blackgracecowley.com

Ben Quayle
Commercial Department
01624 645550
ben@blackgracecowley.com

Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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