



TO LET

MODERN OFFICE SUITE

First Floor Suite
Royal Trust House
Athol Street
Douglas
Isle of Man

Area: approximately 1,359 sq ft
Rent: £17 psf exclusive

DESCRIPTION

An opportunity to take a lease on this redecorated open plan suite in Royal Trust House, located in the heart of the business and financial district of Douglas. The suite is open plan with filing area, comms room and modern fitted kitchen. The suite also has wall mounted air conditioning units.

LOCATION

Athol Street is the established centre of the business and financial district of the Isle of Man. Royal Trust House is situated on the right hand of the street within walking distance of all Banks, professional business offices and the main retail area of the town. The building has onsite car parking and spaces are available at an additional charge (subject to availability).

ACCOMMODATION

First Floor

Open plan office suite extending to approximately 1,359 sq ft.

REPAIRING OBLIGATIONS

A new lease is available on effective FRI terms via a service charge. Tenants to pay rates & Insurance.

LEGAL FEES

Each party to pay their own legal fees.

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 FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA Andrew K Wallis BSc (Hons) MRICS

REFERENCES

Financial and professional references are required. Director's guarantees are required in the case of Limited Companies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession for completion of all legal formalities.

VIEWING

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

