

TO LET

FIRST FLOOR REAR OFFICE SUITE – approx. 997sqft £20psf exclusive



ATHOL HOUSE, ATHOL STREET, DOUGLAS



- Impressive refurbished Office Suite in a prominent central position on Athol Street.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- 24/7 Digital access.
- Fibre optic cabling and strip lighting.
- Secure storage available on site at additional cost.

DESCRIPTION

An excellent opportunity to lease office space in this unique and highly sought after Athol House which occupies a prominent central position on Athol Street. The building is finished to an exceptionally high standard after being completely refurbished and renovated in recent years. Contains a mixture of both original and reinstated architectural features and a Juliette balcony.

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 the left hand side.

ACCOMMODATION

Rear Part First Floor Open Plan Suite – Approx 997 sqft.

- WC's and Kitchen in the common areas.
- Juliette Balcony.
- 24/7 digital access
- Fibre optic cabling and strip lighting.

LEASE TERMS

A new medium to long term lease is available on effective full repairing and insuring terms via a service charge.



DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee will be required if the lease is being taken in the name of a Limited Company. A 3 month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

SERVICES

It is understood all mains services are connected to the building. Tenants to pay rates and insurance.

TENURE

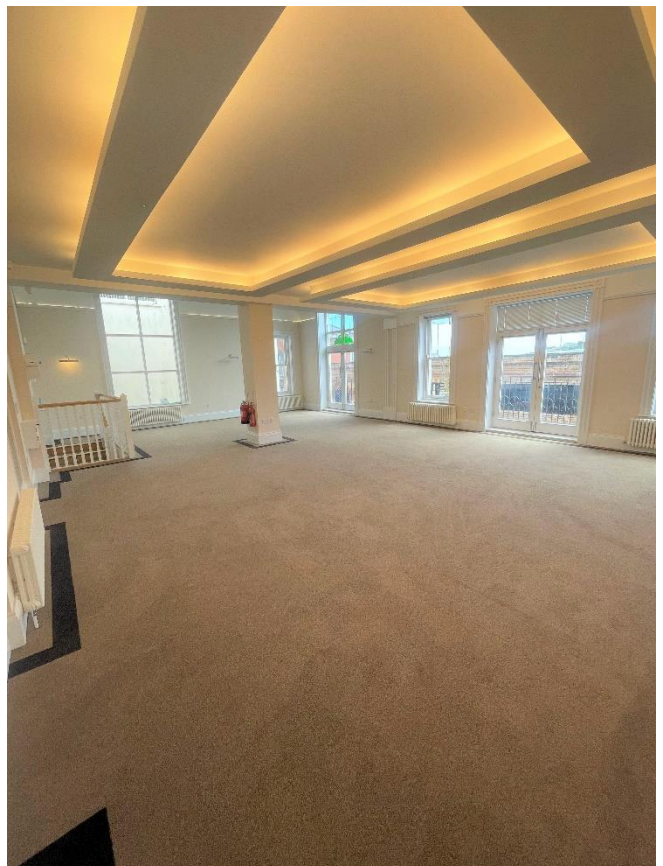
Vacant possession upon completion of all legal formalities.

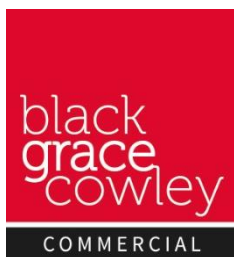
LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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





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