

FOR SALE

FREEHOLD OFFICE BUILDING - £795,000



Fernleigh House, Palace Road, Douglas, IM2 4LB

Net lettable area of approx 4,722sq.ft plus car parking per circa 20 vehicles



- Detached Office Building.
- Potential for alternative residential use (SJPP).
- Prominent town centre location with stunning views across Douglas Bay.
- Walled grounds, garden and parking.
- Vacant possession.
- Refurbishment required.

DESCRIPTION

A great opportunity to purchase a period property office building. Excellent office space over three floors.

LOCATION

Travelling towards Onchan along Douglas Promenade, turn left onto Mona Drive and right along Empress Drive which leads into Palace Road. Continue along where Fernleigh House can be found approximately two thirds of the way up on the left hand side, clearly identified by our For Sale board.

ACCOMMODATION

GROUND FLOOR

- Entrance hall and porch
- Reception office to front
- Rear hall with toilet off and small kitchenette
- Interconnecting offices to the right hand side with boiler room off
- Open plan office extension.



FIRST FLOOR

- Front and rear office
- Ladies and gents toilets and small kitchenette
- Open plan office extension with door to external balcony

SECOND FLOOR

- L shaped open plan office with separate WC and utility area.

SERVICES

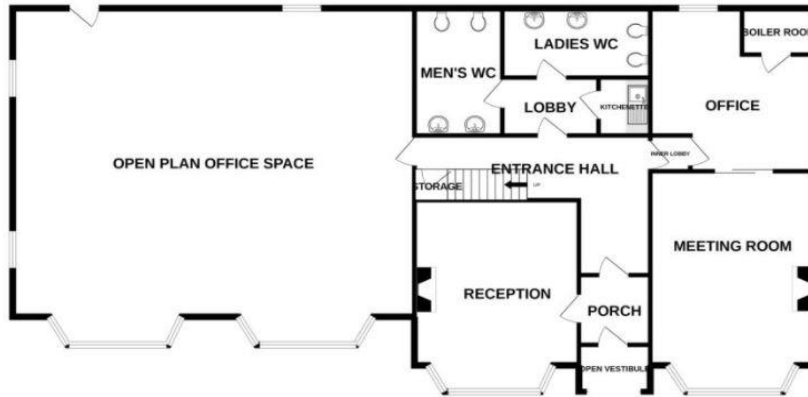
It is understood mains services are connected to the building. Fire and security alarm systems.

LEGAL FEES

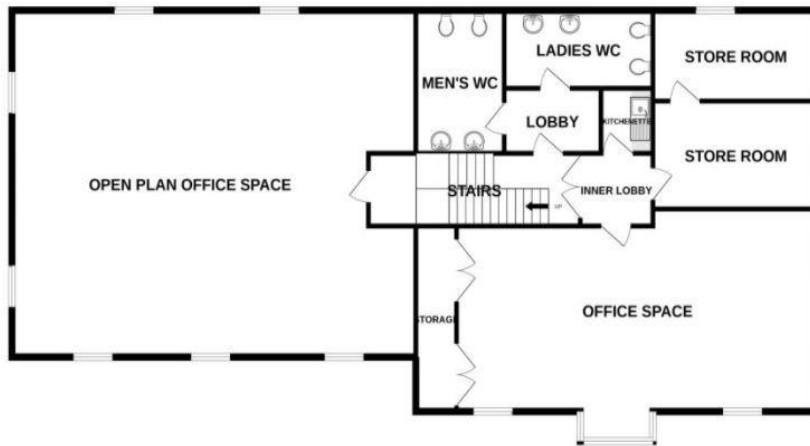
Each party to pay their own legal fees.



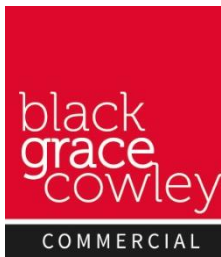
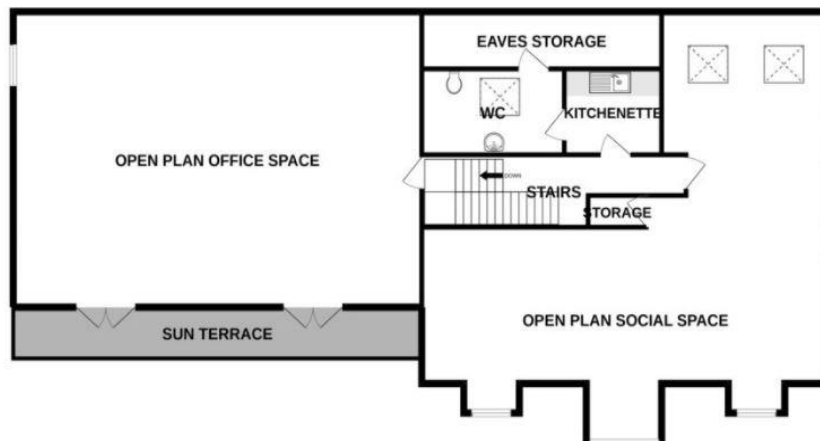
GROUND FLOOR
2122 sq.ft. (197.1 sq.m.) approx.



1ST FLOOR
2041 sq.ft. (189.6 sq.m.) approx.



TOP FLOOR
1859 sq.ft. (172.7 sq.m.) approx.



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

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