

TO LET

Office Building – Approx 2,297 sq ft / £35,000 pa

DOLBERG HOUSE, 9 ATHOL STREET, DOUGLAS, IM1 1LD



- Modern Office Suites in a prestigious registered office building in a prime position in Douglas.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Fully refurbished to a very high standard.
- Mix of open plan and private offices with an impressive reception area and boardroom to the ground floor.
- Available from August 2022.

DESCRIPTION

A fabulous opportunity to lease this historic registered building in the heart of the business district in Douglas. A short distance from Government Offices and within walking distance of all the town centre's amenities. 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 modern architectural features.

LOCATION

Travelling down Prospect Hill, turn right at the traffic lights onto Athol Street. Dolberg House can be found a few doors down on the left hand side.

ACCOMMODATION

Open plan office space over four floors with digital entry system – Approximately 2,297 sqft, comprising of:

Basement:

- Filing Room
- Archive Room
- Walk-in safe/strong room

Ground Floor:

- Lobby Area with original oak panelling
- Large Boardroom
- Separate entrance from Athol Street

First Floor:

- Ladies and gents WC's
- Kitchen
- Two glass partitioned meeting rooms
- Open plan area



Second Floor:

- Large open plan office space
- Two glass partitioned meeting rooms

Third Floor:

- Large open plan office space
- Under eaves storage

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard full repairing and insuring terms.

DIRECTOR'S GUARANTEE/DEPOSIT

A 3 month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

SERVICES

Mains services are installed.

TENURE

Available from August 2022 approximately.

LEGAL FEES

Each party to pay their own legal fees.

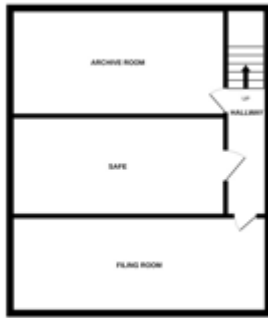
VIEWING

Strictly by appointment through **Black Grace Cowley**.

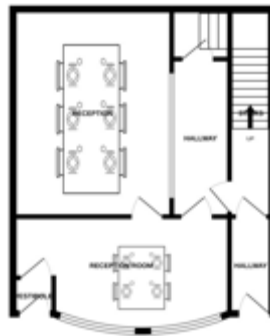




BASEMENT



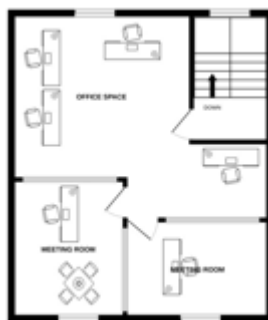
GROUND FLOOR



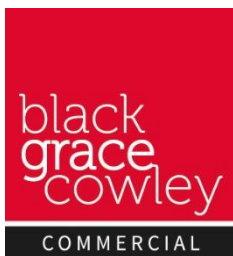
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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