

TO LET

OFFICE SUITE - £31,586 pa exclusive – Part 2nd Floor – approx. 1,000 sq ft

The Old Courthouse, Athol Street, Douglas, Isle of Man



- Rare opportunity to take a suite of this size in this prestigious and historic office building on Athol Street, right in the heart of the business district. The suite is open plan with 4 glass partitioned offices (removable if required).
- A short distance from Government Offices and within easy walking distance of all the town centre's amenities.
- Grade A Open Plan Space – Raised Access Floors and Comfort Cooling System.
- High specification internal and external finish – Impressive double high entrance lobby.
- Open plan suite available for immediate occupation.

Over/...

REPAIRING OBLIGATIONS

A sub-lease is available on effective FRI terms via a service charge. Tenant to pay rates and insurance in addition.

RENT REVIEWS

Annually linked to Manx RPI.

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

Mains services are installed.

TENURE

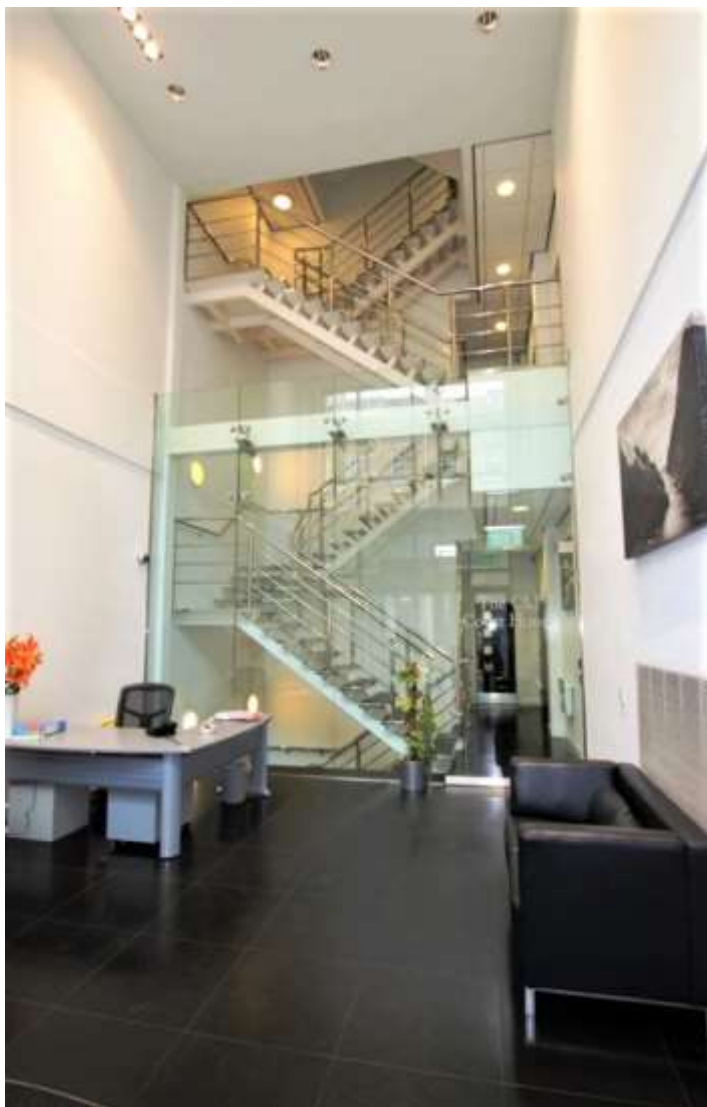
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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

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