

# FOR SALE



**FREEHOLD OFFICE BUILDING – £725,000 excl. Approx 4133 sqft GIA – 3000 sqft net lettable**

## 19 MOUNT HAVELOCK, DOUGLAS



- Attractive refurbished office building with stunning views over Douglas Bay.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Excellent décor and lighting throughout.
- Arranged over four floors with rear car parking area and level access off Mount Havelock.
- 1-2 on site car parking spaces.

Over/...

## DESCRIPTION

One of the most attractively refurbished office buildings we have seen in many years. 19 Mount Havelock is a bright and airy office, with accommodation arranged over four floors, car parking to the rear and level access off Mount Havelock.

The current owners have undertaken a comprehensive refurbishment, with excellent décor and lighting throughout, and full central heating. Opening-up of the space has provided largely open plan accommodation which enjoys beautiful views over Douglas Bay.

The building provides an opportunity either for owner occupation; partial occupation and subletting; or even a business centre style operation, given the flexible layout and multiple opportunities to configure.

## LOCATION

Travelling along Finch Road from The Promenade, turn right at the junction with Christian Road onto Mount Havelock, where the property can be found immediately on the left-hand side, currently occupied by McGarrigle Architects.

## ACCOMMODATION

### Ground Floor

- Entrance porch to Reception Hall.
- Main Reception Office and waiting area, and open plan rear office.
- Adjoining separate Manager's Office.
- Ladies & Gents Toilets.
- Rear Lobby with cleaner's cupboard.
- Steps up to Archive Stores with Worcester CH boiler and door to rear car park.

### First Floor

- Landing with Kitchen off.
- Main Boardroom.
- Large Open Plan Office split into three main sections.

### Second Floor

- Landing with Ladies & Gents Toilets, incorporating new shower unit.
- Front Office, interconnecting with adjoining Open Plan Office split into three main sections.

### Attic Level

- Breakout space between two archive/storage rooms.

## SERVICES

It is understood that all mains' services are connected. Full central heating. Fire and burglar alarm systems. UPVC windows.

## TENURE

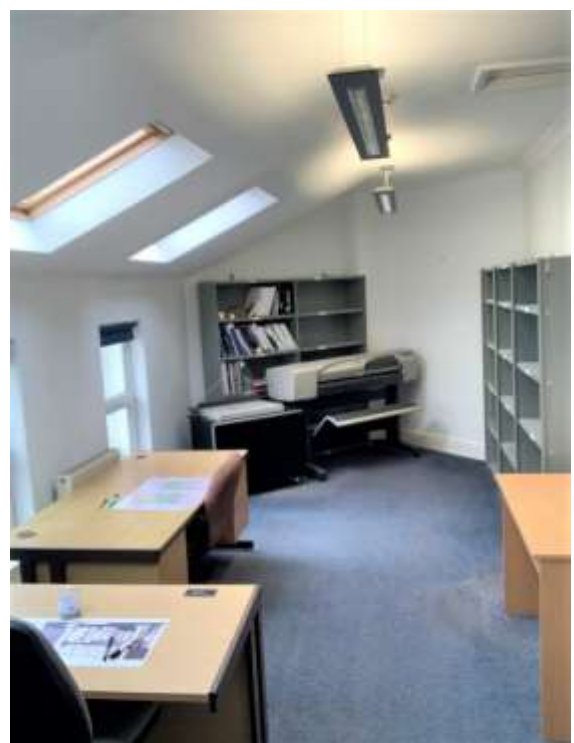
Vacant possession on completion of legal formalities.

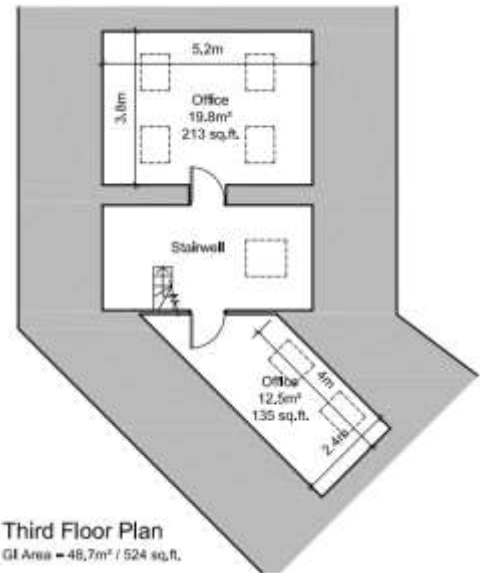
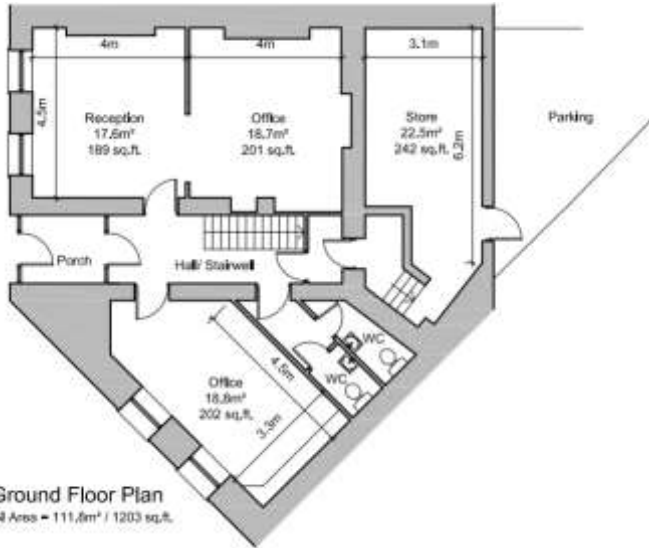
## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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





**Sharon Gelling**  
 Commercial Department  
 01624 645550  
[sharon@blackgracecowley.com](mailto:sharon@blackgracecowley.com)

**Ben Quayle**  
 Commercial Department  
 01624 645550  
[ben@blackgracecowley.com](mailto:ben@blackgracecowley.com)

**Black Grace Cowley Limited**

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