

FOR SALE



FREEHOLD OFFICE BUILDING – £675,000 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

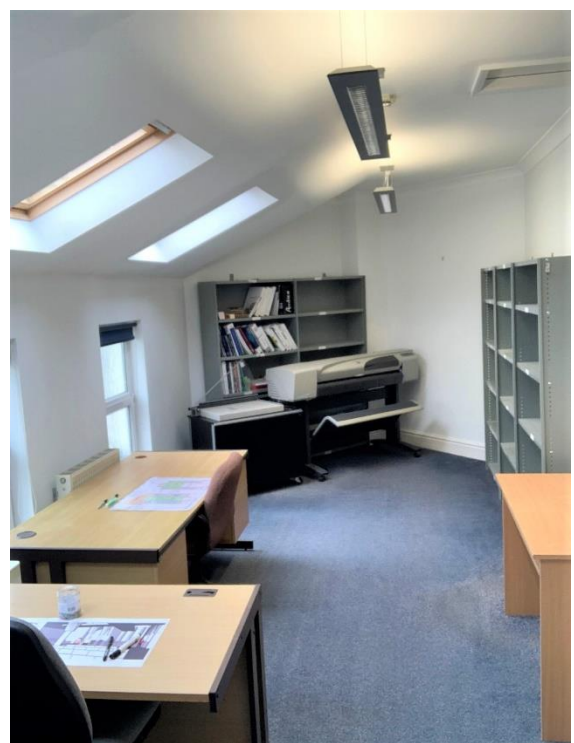
Vacant possession on completion of legal formalities.

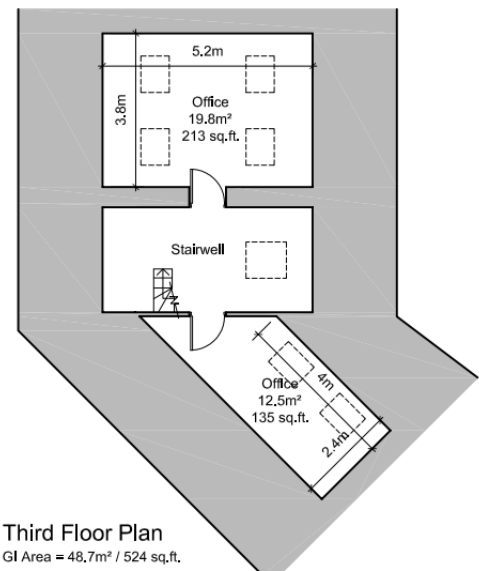
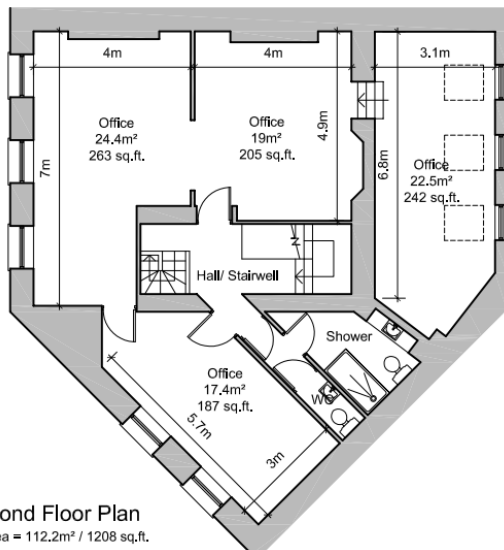
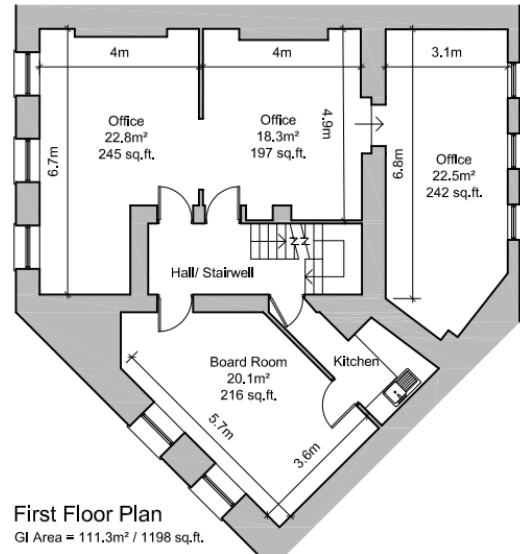
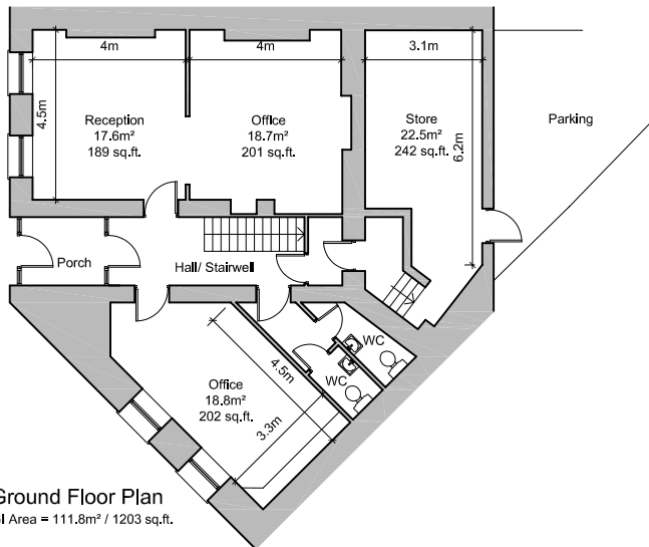
LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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





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