

# TO LET

3<sup>rd</sup> Floor Office Suite - £7,000 pa excl. – Approx 442 sq ft.



## 20, ATHOL STREET, DOUGLAS



### ACCOMMODATION

An excellent opportunity to lease a modern, tastefully refurbished, period style office suite in this prominent property in the centre of Athol Street. There is a communal kitchen and are communal WCs. The building is fully double glazed with fibre optic cabling and CAT 5 cabling throughout.

20 Athol Street is situated in an excellent position in the centre of the financial and business district and is opposite The Old Court House.

Floor	Sq Ft.	Price (exclusive)
Ground floor	approx. 575 sq ft	£11,000 + VAT - <b>LET</b>
First Floor	approx. 704 sq ft	£11,000 (or ground + first = £20,000) +VAT - <b>LET</b>
Third Floor	approx. 442 sq ft	£7,000 + VAT

Over/...



## LEASE TERMS

New leases are available with a minimum term of 6 months. Electricity and heating will be recharged on your occupied floor area. Rent is plus VAT, rates and insurance.

## REFERENCES

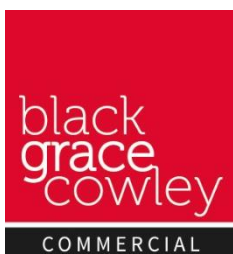
References will be required and Directors/parent company guarantees will be required in the case of Limited companies.

## SECURITY DEPOSIT

A security deposit equivalent to 3 months rent will be held by the landlord and returned upon satisfactory expiry of the lease.

## VIEWING

For further details and to request a viewing, contact the agent, **Black Grace Cowley**.



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### Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

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