

# TO LET

**MODERN OFFICE SPACE – VARIOUS SIZES - £20 psf + VAT**

**50 Athol Street, Douglas – Suites from Circa 150 sq ft – 4,050 sq ft  
The owner would consider a sale of the Freehold of the Building £1m**



- Modern, Totally Renovated Office Suites in a prestigious office building on Athol Street.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- The building is wired with CAT 5 Cabling and benefits from suspended ceilings with integral lighting panels and perimeter trunking for power and data.
- High specification internal and external finish.
- Onsite parking at rear (at additional cost).
- Suites available for immediate occupation.

Over/...

## DESCRIPTION

Modern suites right in the heart of the business district of Douglas. Suites can be taken separately, or the building can be taken as a whole.

## LOCATION

Travelling along Athol Street the property can be found on the right-hand side approximately half way down – just before Refuge Wine Bar and Restaurant.

## ACCOMMODATION

| <b>GROUND FLOOR</b>   |  |
|---|--|
| LHS – 494 sq ft   | <b>RHS Front – 172 sq ft<br/>UNDER OFFER</b><br>RHS Rear – 155 sq ft |
| <b>FIRST FLOOR</b>  |  |
| LHS Front – 249 sq ft<br>LHS Rear – 156 sq ft<br>Communal Kitchen | RHS Front – 242 sq ft<br>RHS - 146 sq ft                             |
| <b>SECOND FLOOR</b>   |  |
| LHS – 499 sq ft   | RHS - 360 sq ft  |
| <b>THIRD FLOOR</b>  |  |
| LHS - 499 sq ft   | RHS - 388 sq ft  |
| <b>BASEMENT</b>   |  |
| LHS Front – 245 sq ft   | RHS Front – 211 sq ft  |
| Storage Unit  | Communal Kitchen   |



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## LEASE TERMS/REPAIRING OBLIGATIONS

New leases are available on standard FRI terms via a service charge. Tenant to pay rates and insurance.

## RENT REVIEWS

Standard three yearly upward only rent reviews.

## 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**.



### Black Grace Cowley Limited

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

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