

# TO LET

**MODERN OFFICE SPACE – ALL INCLUSIVE RENTS - £26 psf + VAT**

**RENT INCLUDES: Service Charge/Electric/Heating/Rates**

**50 Athol Street, Douglas – Suites from 156 sq ft**



**The owner would consider a sale of the Freehold of the Building £1m**

- Modern, completely refurbished office suites in a prestigious office building on Athol Street offering flexible – all-inclusive rentals. Kitchen and WCs in the communal areas. A boardroom it bookable via a diary system – chargeable by the ½ day/full day.
- 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.
- Onsite parking at rear (at additional cost).
- Suites available for immediate occupation.

Over/...

## 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>FIRST FLOOR</b>	
LHS Rear – 156 sq ft	Communal Kitchen
<b>SECOND FLOOR</b>	
LHS – 499 sq ft	
<b>BASEMENT</b>	
LHS Front – 245 sq ft	
RHS Front – 211 sq ft	
Storage Unit	Communal Kitchen

## RENT REVIEWS

Standard three yearly upward only rent reviews.

## DEPOSIT

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

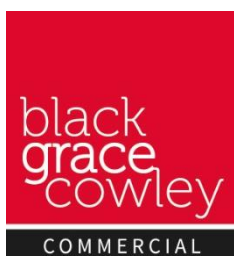
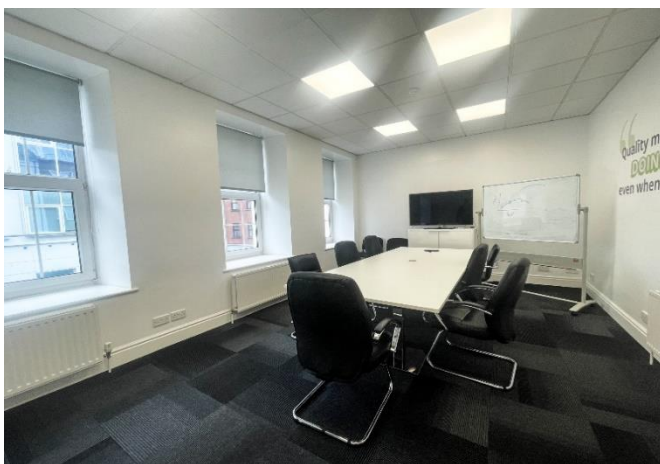
Vacant possession on completion of legal formalities.

## LEGAL FEES

Tenant to pay 50% of cost of the legal agreement for licenses under 24 months.

## VIEWING

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



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### Black Grace Cowley Limited

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