

TO LET

MODERN OFFICE SPACE – ALL INCLUSIVE RENTS - £25 psf + VAT

RENT INCLUDES: Service Charge/Electric/Heating/Rates

50 Athol Street, Douglas – Suites from 155 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.

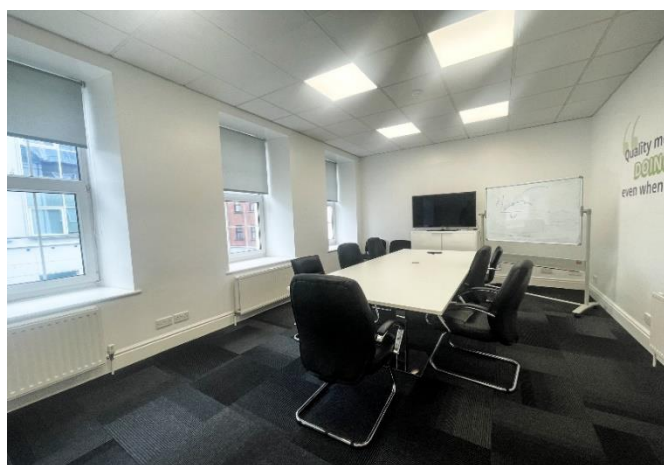
Over/...

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

| GROUND FLOOR | |
|---|---|
| LHS – 494 sq ft | RHS Front – 172 sq ft LET RHS Rear – 155 sq ft LET |
| FIRST FLOOR | |
| LHS Front – 249 sq ft LET LHS Rear – 156 sq ft LET Communal Kitchen | RHS Front – 242 sq ft LET RHS Rear – 146 sq ft LET |
| SECOND FLOOR | |
| LHS – 499 sq ft - LET | RHS – 360 sq ft - LET |
| THIRD FLOOR | |
| LHS – 499 sq ft - LET | RHS – 388 sq ft - LET |
| BASEMENT | |
| 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

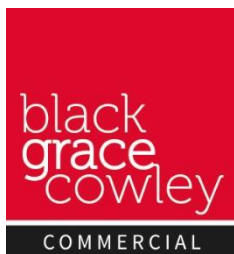
Vacant possession on completion of legal formalities.

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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Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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