

# FOR SALE or TO LET



OFFICE BUILDING – Freehold £695,000 / Leasehold £65k pa excl. - Approx 3,630 sq ft

## 69 Athol Street, Douglas, IM1 4LN



- Rare opportunity to acquire or lease the whole of this Office building, situated on the corner plot of the Islands prime office location, Athol Street.
- 3,630 sq ft purpose-built office with rear extension over basement, ground, 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor.
- Potential for alternative use, subject to planning permission.
- Basement shower facilities.

Over/...

## DESCRIPTION

A purpose-built office building with decorative features situated over 4 floors (including basement). A 3<sup>rd</sup> floor extension was constructed in c.2004 to provide additional accommodation and existing ground floor garage converted into office space. The premises are currently used as an office headquarters for a serviced office provider and has potential to be subdivided and let on a floor-by-floor basis.

An air conditioning system serves the 3<sup>rd</sup> floor office and basement comms room which has a built-in secure fire-proof safe. A swipe card access system has been installed throughout the building and a full fire alarm system is also installed incorporating heat and smoke detectors, glass breaks, emergency lighting etc.

## ACCOMMODATION

TYPE	SQ FT	SQ M
3 <sup>rd</sup> Floor	365 (NIA)	34
2 <sup>nd</sup> Floor	967 (NIA)	90
1 <sup>st</sup> Floor	967 (NIA)	90
Ground Floor	967 (NIA)	90
Basement	365 (NIA)	34
<b>TOTAL NET INTERNAL AREA COMBINED</b>	<b>3,631 (NIA)</b>	<b>337</b>

## OFFERS

Our client is seeking offers for the freehold or leasehold. All offers should be submitted in writing and include the following:

- Purchase price and proposed rent (excluding VAT).
- Identity of the purchaser, along with any supporting information including experience / track record.
- Confirmation on funding. If third party funding is required, please provide full details.
- Any conditions attached to the offer.
- The vendor reserves the right not to accept the highest or any offer received.

## LOCATION

Travelling down Athol Street, 69 is the last property on the right-hand side at the traffic lights. Nearby occupiers include Castletree, FIM Capital, KPMG, Appleby, Callin Wild and main clearing banks.

## CAR PARKING

No on-site car parking, however nearby spaces are available to let via a separate agreement at c. £1,100 per annum, per space.

## GUIDE PRICE

We are instructed to seek offers in the region of £695,000 for the freehold interest.

## QUOTING RENT

Offers are invited for the leasehold interest in the region of £65,000 per annum.

## VAT

The property has not been elected for VAT.

## SERVICES

All main services are connected, and a gas boiler provides hot water to the office areas.

## 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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