

# TO LET

OFFICE ACCOMMODATION – £18 per sq ft excl. - Approx 2,030 sqft – 5,100 sqft

## 64, Athol Street, Douglas, IM1 1BL



- Modern Office Suites in a prestigious office building – 2,030 sq ft Ground Floor former banking hall and 3,070 sq ft First Floor Office with interconnecting staircase.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Built-In secure fire proof safe, shower facility and WC's to Ground Floor.
- Potential for alternative use, subject to planning permission.
- On-site basement car parking facilities.

Over/...

## DESCRIPTION

A former banking hall with office accommodation to the ground and first floor. Situated in a prime location in the centre of Douglas, the premises has potential to be subdivided and let on a floor-by-floor basis. A full fire alarm system is installed incorporating heat detectors, smoke detectors, glass breaks, emergency lighting etc. A gas boiler provides hot water and heating to the office areas. Nearby occupiers include Castletree, FIM Capital, KPMG, Appleby, Callin Wild and main clearing banks.

On-site car parking is available via a separate agreement at c. £1,250 per annum, per space.

## LOCATION

Travelling down Prospect Hill, turn right onto Athol Street. 64 Athol Street can be found on the right hand side before the turning onto St George's Street.

## ACCOMMODATION

### Ground Floor Suite:

- Approx 2,030 sq ft Office Space.
- Built-In secure fire proof safe.
- WC's and shower facilities.

### First Floor Suite:

- Approx 3,070 sq ft Office Space.

## OFFERS

Our client is seeking offers for leasehold only.

All offers should be submitted in writing and include the following:

- Proposed rent (excluding VAT)
- Identity of the lessee.
- Any conditions attached to the offer.
- The Vendor reserves the right not to accept the highest or any offer received.

## QUOTING RENT

Offers are invited for the leasehold interest at £18 per sq ft.

## 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**.





**Sharon Gelling**  
Commercial Department  
**01624 645550**  
[sharon@blackgracecowley.com](mailto:sharon@blackgracecowley.com)

**Ben Quayle**  
Commercial Department  
**01624 645550**  
[ben@blackgracecowley.com](mailto:ben@blackgracecowley.com)

**Black Grace Cowley Limited**

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