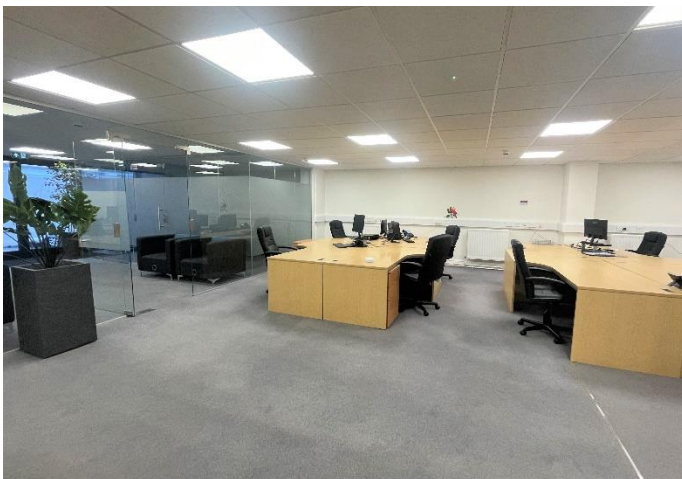


TO LET

OFFICE SPACE – £18 psf - Approx 2,100 sq ft

Ground Floor, Exchange House, Athol Street, Douglas



- Fabulous, modern office suite in the centre of Douglas.
- Fibre Optic Cabling into suite. CAT 6 cabling.
- Own entrance directly off Athol Street or via a common area entrance.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Modern, furnished reception area with direct access to boardroom and two glass partitioned meeting rooms. Glass doors lead into an open plan office space with a glass partitioned office
- Fully fitted kitchen/break out area and comms room, storage room.

Over/...

DESCRIPTION

A new lease is available for a ground floor suite in this modern office building. The suite presents a highly flexible, open plan unit with glass partitioned meeting rooms.

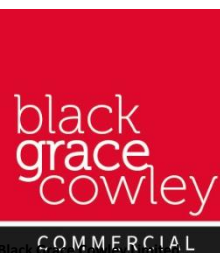
LOCATION

Athol Street is the long-established business centre of Douglas. Exchange House is situated on the right-hand side of the street within walking distance of all professional offices, banks and the main retail area of Douglas. The building has onsite car parking and spaces are available at an additional charge.

ACCOMMODATION

Ground Floor – Approx 2,100 sq ft

- Reception area
- Boardroom
- 2 x Glass Partitioned Meeting rooms
- Glass door into;
- Open plan working area with glass partitioned office
- Comms Room – with aircon unit/store room
- Fully Fitted Kitchen
- WC's to communal area



Sharon Gelling
Commercial Department
01624 645550
sharon@blackgracecowley.com
Ben Quayle
Commercial Department
01624 645550
ben@blackgracecowley.com

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is 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**.



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

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