

# TO LET

OFFICE SPACE – £46,575 pa excl. Approx 2,025 sq ft

## 3<sup>rd</sup> Floor, 55 Athol Street, Douglas



### DESCRIPTION

Prominent modern Third Floor Office Suite occupying a prime position in the Island's longest established and best known office location.

55 Athol Street is one of Douglas' Premier Office buildings having been comprehensively refurbished and upgraded in 2019/2020. The building houses some major tenants including Canaccord, FIM Capital, Hansard International and Bally's Interactive.

Close to the popular leisure area at North Quay and within easy walking distance of the main retail centre of town.

Over/...

## LOCATION

Travelling down Athol Street, Number 55 is the last building on the left hand side.

## ACCOMMODATION

Arranged over six floors, with car parking, gymnasium, bicycle store and changing rooms with showers available on the lower ground floor, an impressive double height reception area with break out space serves all floors of the building, with a second internal stairwell and lift. This third floor suite is available for immediate occupation with mainly open plan office space and private toilet facilities. Accessed from the West entrance (core 3) with lift and staircase.

## SPECIFICATIONS

Internally, the offices are fully refurbished with modern double height reception area and break out space in 55 East. There is a further entrance lobby into 55 West also benefitting from a new passenger lift and access to all floors.

Individual suites are finished to CAT A standard with new LED lighting, new flooring and carpeting, new VRV heating and cooling systems as standard, increased washroom provisions and modern gymnasium and cycle storage facilities on the lower ground floor.

## LEASE TERMS/REPAIRING OBLIGATIONS

Assignment of the existing sublease is available, 3 year term from 14<sup>th</sup> June 2021.

## TENURE

Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

For further details or viewing arrangements, contact Mark Grace or Kristy Montgomery at **Black Grace Cowley Limited** on 01624 645550



**Mark Grace**  
Commercial Department  
**01624 645550**  
[mark@blackgracecowley.com](mailto:mark@blackgracecowley.com)  
**Kristy Montgomery**  
Commercial Department  
**01624 645550**  
[kristy@blackgracecowley.com](mailto:kristy@blackgracecowley.com)

### Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Black Grace Cowley or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.