

# LEASE ASSIGNMENT / SUBLET



2<sup>ND</sup>/3<sup>RD</sup> FLOOR OFFICE SUITE – approx. 2,002 sqft £42,042 per annum exclusive

## ATHOL HOUSE, ATHOL STREET, DOUGLAS



- Impressive refurbished Office Suite in a prominent central position on Athol Street.
- Roof terrace overlooking Douglas Quay.
- The property was externally re-decorated in 2023.
- Fibre optic cabling, strip lighting, WC's and Kitchen facilities in common areas.
- Secure storage available on site at additional cost.

## DESCRIPTION

An excellent opportunity to assign or sublet office space in this unique and highly sought after office premises known as Athol House. The building occupies a prominent central position on Athol Street and is finished to an exceptionally high standard after being completely refurbished and renovated in recent years. The premises has a tasteful blend of both original and reinstated architectural features and a Juliette balcony.

## LOCATION

Athol House is approached by travelling down Prospect Hill past Government Offices and turning right at the traffic lights onto Athol Street. Athol House can be found on the second block on the left hand side.

## ACCOMMODATION

2 <sup>nd</sup> Floor	1,558 sq. ft
3 <sup>rd</sup> Floor	457 sq. ft
Roof Terrace	539 sq. ft

## LEASE TERMS

A lease assignment is available on a standard FRI term via service charge. Tenant to pay rates and insurance. The lease is due to expire on the 3<sup>rd</sup> October 2024. A new lease may be available subject to contract and landlord consent.

## SERVICES

It is understood all mains services are connected to the building. Tenants to pay rates and insurance.

## LEGAL FEES

Each party to pay their own legal fees.

## 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.

## TENURE

Vacant possession upon completion of all legal formalities.

## VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley**.



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### Black Grace Cowley Limited

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

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