

# TO LET



**2<sup>nd</sup> FLOOR OFFICE SPACE – £18,000pa excl. - Approximately 264 sq ft**

## Exchange House, Athol Street, Douglas



- Modern Serviced Office Suite available on the second floor, in the centre of Douglas.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Fibre Optic cabling into the building, passenger lift to all floors, amazing break out areas and WCs to common areas.
- High specification internal and external finish.
- Available for immediate occupation.

Over/...

## DESCRIPTION

Fabulous opportunity to lease a second floor, serviced office suite in this modern building, in the heart of the business centre of Douglas. The suite benefits from fibre optic cabling, passenger lift to all floors, amazing breakout areas and WCs to common areas. On-site car parking spaces are available at an additional cost.

## LOCATION

Exchange House is situated on the right-hand side, half-way down Athol Street.

## ACCOMMODATION

Approximately 264 sq ft

- Second Floor Office suite – Approx 228 sq ft
- Data storage room – Approx 36 sq ft.

## 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.



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## 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**.



### Black Grace Cowley Limited

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

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