

TO LET

Level – 1 Office Suite - £46,391 pa exclusive (£23 per sq. ft) – c.2,017 sq. ft

The Old Courthouse, Athol Street, Douglas, Isle of Man



- Opportunity to take an office suite space within this prestigious and historic building on Athol Street, right in the heart of the business district.
- A short distance from Government Offices and within easy walking distance of all the town centre's amenities.
- Grade A, Open-Plan Space – Raised Access Floors and Comfort Cooling System.
- High specification internal and external finish – Impressive double high entrance lobby.
- Available for immediate occupation on completion of all legal formalities.

Over/...

DESCRIPTION

This is a chance to lease a high-quality office space in an iconic building situated in the heart of the office and financial district. This location offers proximity to major banks, professional offices, government offices, and the law courts. The office suite includes suspended ceilings, an open-plan office area with modern partitioned offices, and a well-appointed kitchen with a dedicated male and female toilets. Additionally, the building features a modern and furnished communal entrance, stairwell, and a passenger elevator servicing the upper floors. It is equipped with Fiber Optic cabling infrastructure.

LOCATION

When you drive along Athol Street from the Prospect Hill junction and reach the intersection with Church Street, you'll spot the property on your left-hand side.

ACCOMMODATION

Basement – approximately 2,017 sq. ft

- Open plan office area.
- Kitchen
- Ladies & Gents WCs.

LEASE TERMS/REPAIRING OBLIGATIONS

New leases are available on standard FRI terms via service charge. Tenant to pay rates and insurance.



RENT REVIEWS

Standard three yearly upward only rent reviews.

DIRECTOR'S GUARANTEE/DEPOSIT

A security deposit equivalent to one quarter's rent is to be paid on term commencement and to be returnable on satisfactory expiry of the lease. A director's guarantee will be required if the lease is taken in the name of a limited company.

REFERENCES

Financial and professional references will be required from prospective tenants.

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 (option 3)
sharon@blackgracecowley.com
Ben Quayle
Commercial Director
01624 645550 (option 3)
ben@blackgracecowley.com

Tom Walker
Commercial Department
01624 645550 (option 3)
tom@blackgracecowley.com

Black Grace Cowley Limited

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

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