

TO LET – CENTRAL OFFICE SUITE



2nd & 3rd Floor Office Suite - Approx. 2,015 sq ft - £42,042 Per Annum Excl.

Athol House, 21a - 23 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, WCs and Kitchen facilities in common areas.
- Secure storage available on site at additional cost.
- Available from 4th October 2024.

DESCRIPTION

An excellent opportunity to occupy the top floors within this this unique and highly sought after office premises known as Athol House. The building is situated in 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

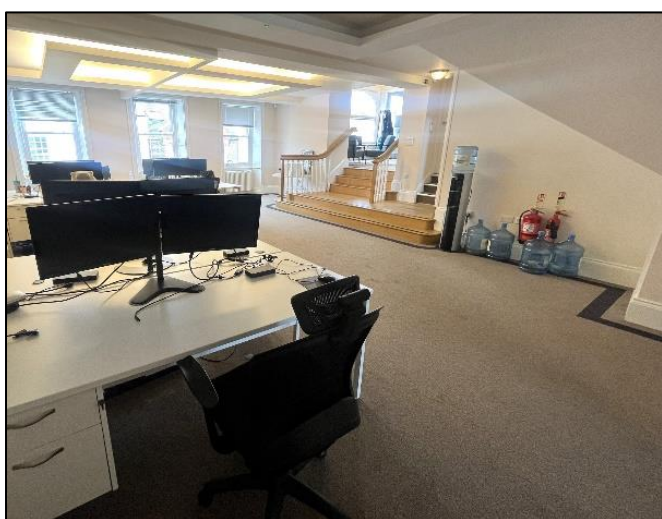
Athol House is approached by travelling down Prospect Hill past Government Offices, and turning right at the traffic lights onto Athol Street. Athol House can be found on the second block on the left hand side.

ACCOMMODATION

2nd Floor – Approx. 1,558 sq ft / 144.74 sqm

3rd Floor – Approx. 457 sq ft / 42.46 sqm

Roof Terrace – Approx. 539 sq ft / 50.07 sqm



LEASE TERMS

A new lease is available on effective FRI terms via a service charge.

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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