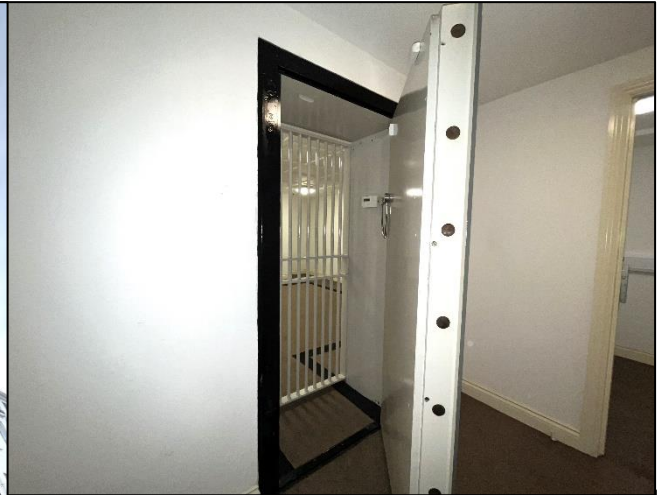


# TO LET – FORMER BANK VAULT



**Basement Floor Secure Safe - Approx. 250 sq ft - £2,750 Per Annum Excl.**

## Athol House, 21a - 23 Athol Street, Douglas



- Former bank vault, ideal for secure storage, located centrally upon Athol Street.
- Fitted with coded thick steel door and secondary bars.
- The property was externally re-decorated in 2023.
- Fibre optic cabling, strip lighting, WCs and Kitchen facilities in common areas.
- Available immediately.

## DESCRIPTION

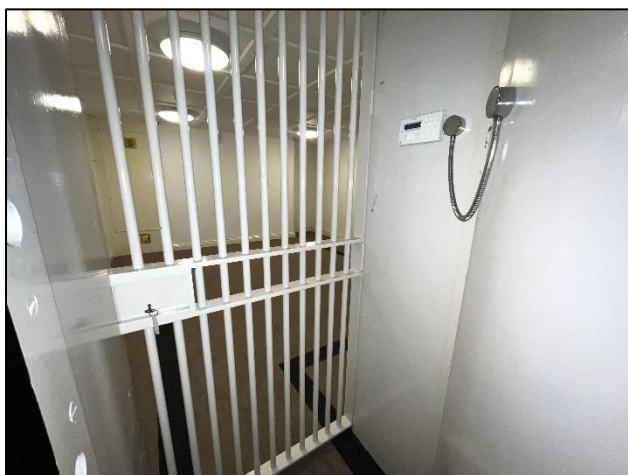
An excellent opportunity to occupy a very unique basement walk in safe. The safe is within a secure building and presents further security with a large steel safe door operated on electronic code access. The room is further secured with a secondary steel gate, cameras and alarm systems (yet to be tested). The building is situated in a prominent central position on Athol Street and is finished to an exceptionally high standard being re-painted externally as of recent. The premises has a tasteful blend of both original and reinstated architectural features.

## 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

**Basement** – Approx. 250 sq ft / 23.23 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

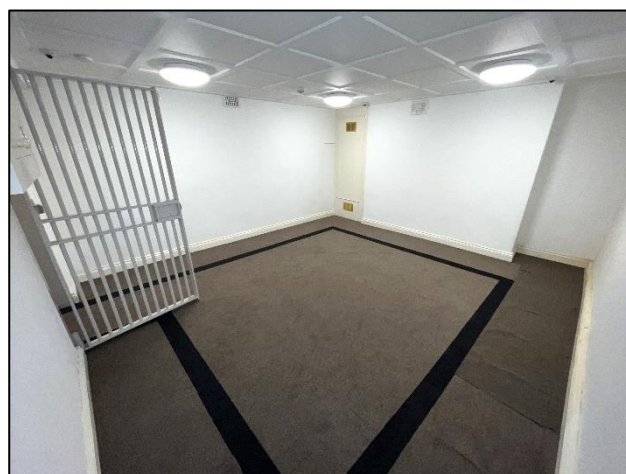
A Director's guarantee will be required if the lease is being taken in the name of a Limited Company. A 3 month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

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

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