

SERVICED OFFICE SUITES

VARIOUS SIZED SUITES - ALL INCLUSIVE RENTS – SEE OVER FOR INDIVIDUAL RATES

2nd Floor, Exchange House, Athol Street, Douglas



- Modern serviced office suites available in a town centre location, right in the heart of the business district of Douglas. Flexible lease terms. Rent covers all costs.
- Short distance from Government Offices and within easy walking distance of all the town centre's amenities.
- This contemporary serviced suite benefits from fibre optic cabling, furniture, printing facilities, superb break out/circulation areas with tea & coffee etc., provided. Exchange House benefits from a modern entrance lobby, a passenger lift to all floors and WCs to the common areas.
- High specification internal and external finish. Refuge – the popular wind bar and restaurant are on the ground floor.

Over/...

LOCATION

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

ACCOMMODATION

	Room Size	Price per month
Room 1	260 sq ft	£1,040.00
Room 2	231 sq ft	£ 924.00
Room 3	253 sq ft	£1,012.00
Room 4	235 sq ft	Meeting Room
Room 5	254 sq ft	Tenanted
Room 6	198 sq ft	Tenanted

All rents + VAT

LEASE TERMS/REPAIRING OBLIGATIONS

New leases are available on flexible terms.
Minimum term 12 months.

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**.



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Black Grace Cowley Limited

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

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