

TO LET

FULLY REFURBISHED OFFICE – £20 per sq ft excl. Ground floor 2,272 sq ft and 1st Floor: 3,207 sq. ft

Derby House, 64 Athol Street, Douglas, IM1 1BL



- Fully refurbished office suites in a prestigious office building – 2,272 sq ft Ground Floor former banking hall, 3,207 sq ft First Floor Office with interconnecting staircase.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Ground Floor Office Integrated Disabled WC.
- Brand New Air Conditioning which does Heating & Cooling.
- On-site basement car parking facilities.

Over/...

DESCRIPTION

A former banking hall with office accommodation to the ground, first and second floor. Situated in a prime location in the centre of Douglas, the premises has potential to be subdivided and let on a floor-by-floor basis. A full fire alarm system is installed incorporating heat detectors, smoke detectors, glass breaks, emergency lighting etc. A gas boiler provides hot water and heating to the office areas. Nearby occupiers include Castletree, FIM Capital, KPMG, Appleby, Callin Wild and main clearing banks.

On-site car parking is available via a separate agreement at c. £1,250 per annum, per space.

LOCATION

Travelling down Prospect Hill, turn right onto Athol Street. 64 Athol Street can be found on the right-hand side before the turning onto St George's Street.

ACCOMMODATION

Ground Floor Suite:

- Approx 2,272 sq ft Office Space.
- Disabled Toilet
- Brand New Air Conditioning which does heating and cooling.
- Kitchenette / break out area.

First Floor Suite:

- Approx 3,207 sq ft Office Space.
- Kitchenette / break out area.
- Brand New Air Conditioning which does Heating and Cooling.

(Floor Plans Over Page...)

OFFERS

Our client is seeking offers for leasehold only.

All offers should be submitted in writing and include the following:

- Proposed rent (excluding VAT)
- Identity of the lessee.
- Any conditions attached to the offer.
- The Vendor reserves the right not to accept the highest or any offer received.

QUOTING RENT

Offers are invited for the leasehold interest at £20 per sq ft.

SERVICES

Mains services are installed.

TENURE

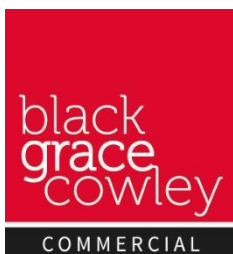
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Strictly by appointment through **Black Grace Cowley**.

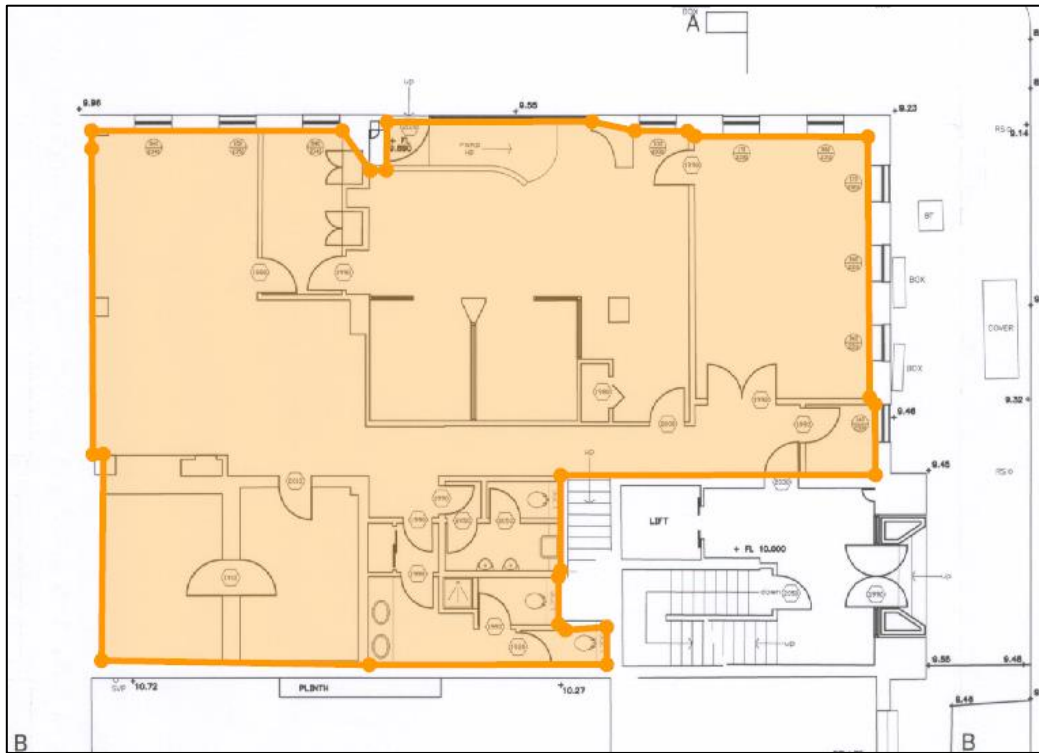


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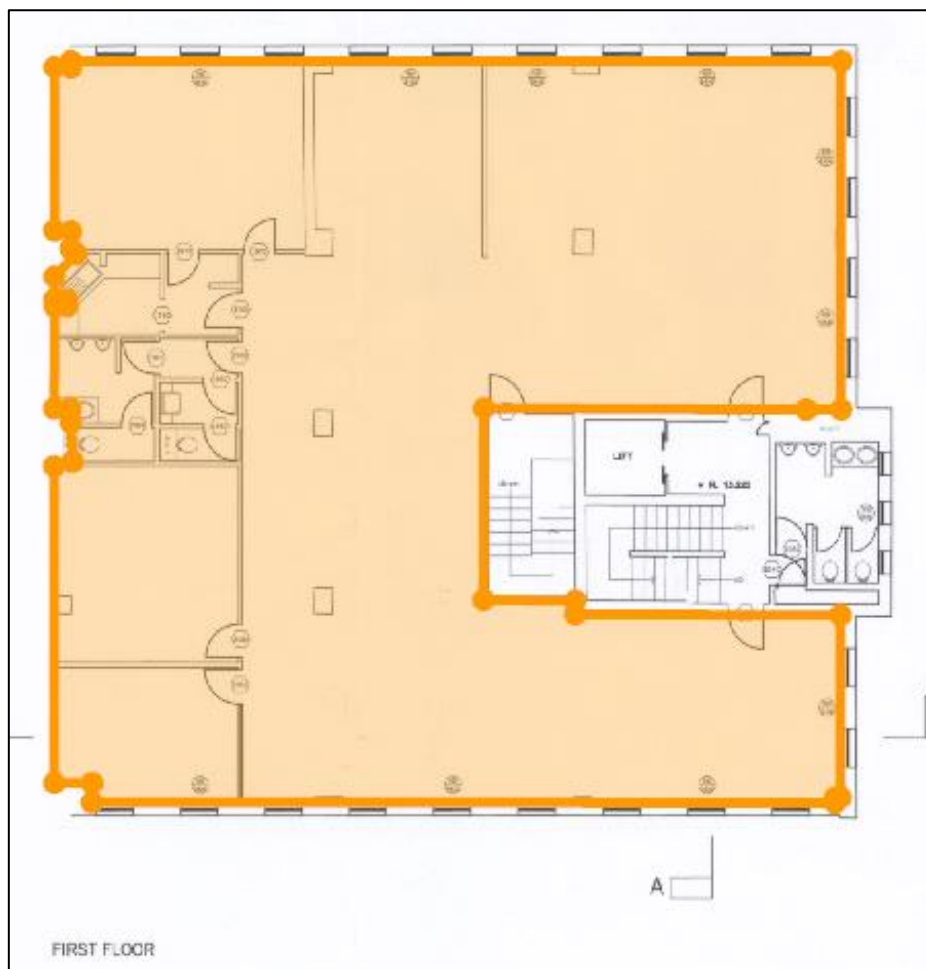
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Ground Floor: 2,272 sq. ft



First Floor: 3,207 sq. ft