

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

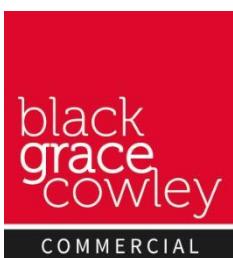
Ground Floor Suite:

- 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...)



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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

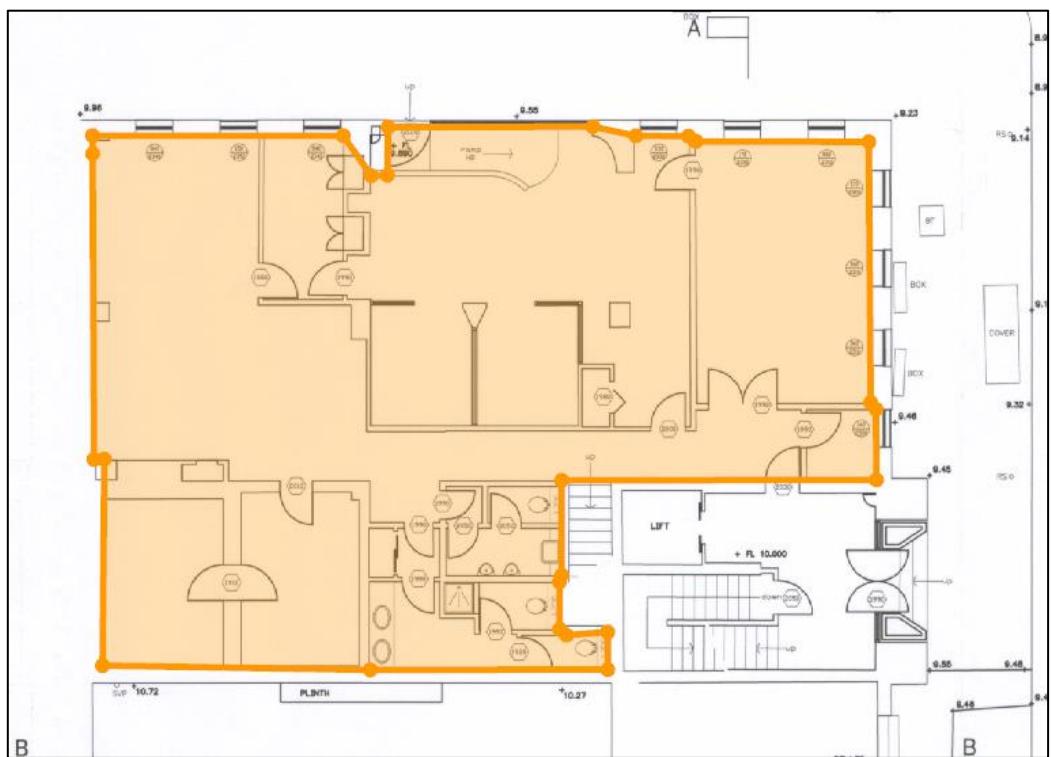
Each party to pay their own legal fees.

VIEWING

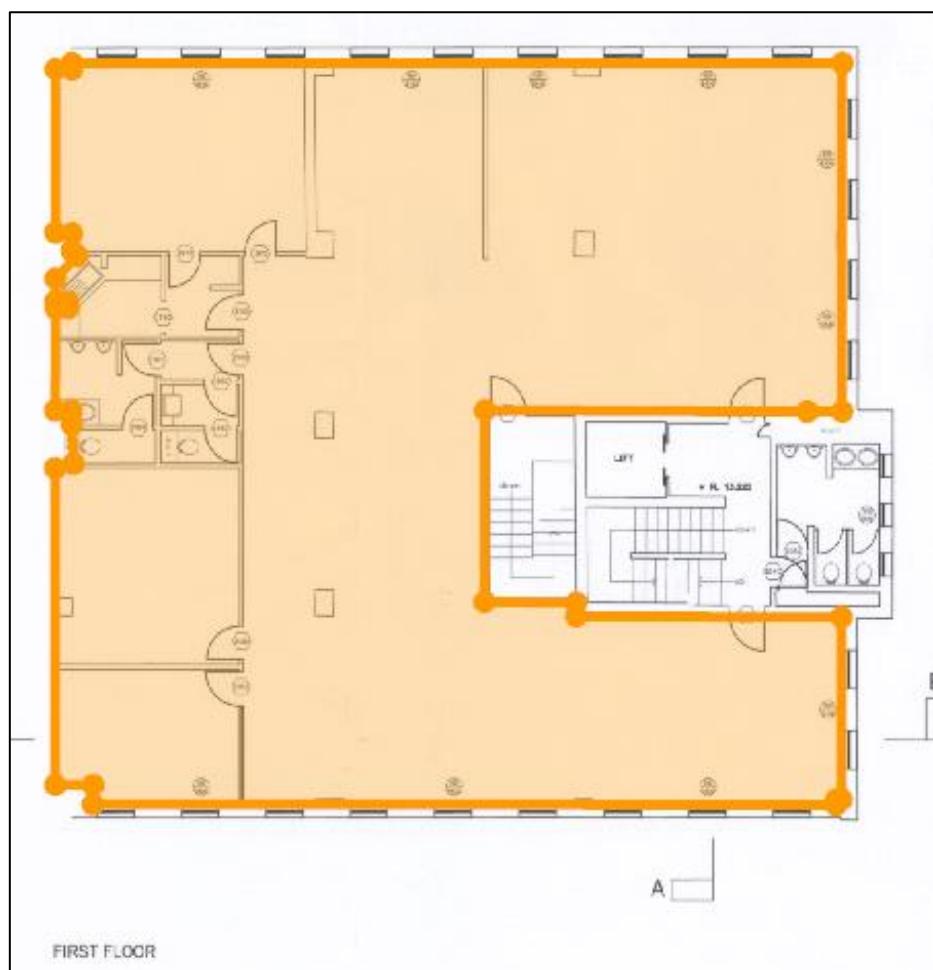
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Ground Floor: 2,272 sq. ft



First Floor: 3,207 sq. ft