

NEW LEASE

GRADE A OFFICE – NEW Lease Available - Approx 2,638 sq ft

Unit 6, 2nd Floor West, 55 Athol Street, Douglas



DESCRIPTION

- Modern second floor office suite occupying a prime position in the Island's longest established and best-known office location. Comes with 2 basement parking spaces.
- 55 Athol Street is one of Douglas' Premier Office buildings having been substantially refurbished and upgraded in 2019/2020. The building houses some major tenants including Canaccord, FIM Capital, Hansard International and Bally's Interactive.
- Close to the popular leisure area at North Quay and within easy walking distance of the main retail centre of town.
- Suite with open plan area and side offices, small kitchen and private WCs.

LOCATION

Travelling down Athol Street, Number 55 is the last building on the left-hand side.

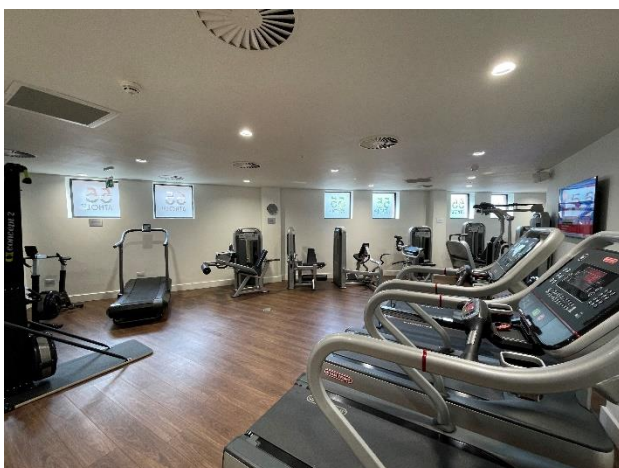
ACCOMMODATION

Arranged over six floors, with car parking, gymnasium, bicycle store and changing rooms with showers available on the lower ground floor, an impressive double height reception area with break out space serves all floors of the building, with a second internal stairwell and lift. This second-floor suite is open-plan and is available for immediate occupation, the suite has its own private toilet facilities including a disabled WC. 2 basement parking spaces are available with this suite.

SPECIFICATIONS

Internally, the offices are fully refurbished with modern double height reception area and break out space in 55 East. There is a further entrance lobby into 55 West also benefitting from a new passenger lift with access to all floors.

Individual suites are finished to CAT A standard with new LED lighting, new flooring and carpeting, new VRV heating and cooling systems as standard, increased washroom provisions and modern gymnasium and cycle storage facilities on the lower ground floor.



NEW LEASE

New lease available from 1st January 2026.

TENURE

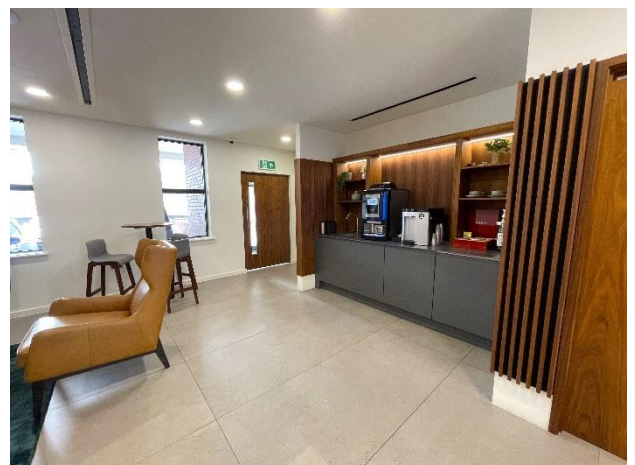
Vacant possession on completion of legal formalities.

LEGAL FEES

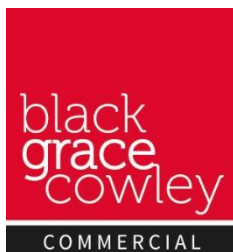
Each party to pay their own legal fees.

VIEWING

For further details or viewing arrangements, contact Ben Quayle or Sharon Gelling at **Black Grace Cowley Limited** on 01624 645550



Over/....



Ben Quayle
Commercial Director
01624 645550
ben@blackgracecowley.com
Sharon Gelling
Commercial Department
01624 645550
sharon@blackgracecowley.com

Black Grace Cowley Limited

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

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