

TO LET

OFFICE SPACE – £50,000 pa excl. - Approximately 3,305 sq ft

Talbot Chambers, 18 Athol Street, Douglas



- Attractive double-fronted, high-quality period office building over five floors with its own front entrance, in a prime position in Douglas. The premises are sympathetically modernised retaining a number of original features.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- The Landlord would consider renting in two halves – to two separate Tenants.
- Fibre Optic cabling installed.
- Four parking spaces to the rear of the property.
- 8-person Otis lift.

Over/...

DESCRIPTION

Prestigious period office building which occupies a prominent central position on Athol Street. The building offers refurbished office accommodation over four floors (serviced by an 8-person Otis lift). Private entrance hall with door entry system, leading to all upper floors, kitchen and WCs. Part UPVC double glazed windows, oil fired central heating, Cat 5 cabling, firesafe fire precautions system and intruder alarm.

LOCATION

Travelling down Prospect Hill, turn right at the traffic lights onto Athol Street. Talbot Chambers can be found on the right-hand side opposite The Old Courthouse.

ACCOMMODATION

The property provides attractive high-quality period office accommodation with its own front entrance. Shower, WC and kitchen facilities are provided in the common areas.

Ground Floor:

- Entrance Hall – Open hallway, Otis lift to all floors, ladies/gents WC's.
- Front Office to right – approx. 166 sq ft.
- Front Office to left – approx. 223 sq ft.
- Rear Office/Boardroom – approx. 251 sq ft.

Lower Ground Floor:

- Front Office – approx. 147 sq ft.
- Front Office – approx. 210 sq ft.
- Rear Office/Archives – approx. 176 sq ft.

First Floor:

- Front Office - approx. 243 sq ft.
- Boardroom – approx. 261 sq ft.
- Rear Office – approx. 236 sq ft.

Second Floor:

- Open Plan Front Office with Manager's Office – approx. 452 sq ft.
- Rear Office – approx. 253 sq ft.
- Shower Room

Third Floor:

- Front Office – approx. 151 sq ft.
- Middle Office – approx. 215 sq ft.
- Small Office – approx. 143 sq ft.

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms. Tenant to pay rates and insurance.

RENT REVIEWS

Standard three yearly upward only rent reviews.

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

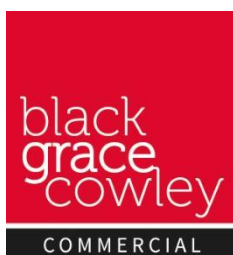
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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