

FOR SALE / TO LET



Boutique Office In The Heart of The Islands Financial Capital – 2,775 sq ft

Quoting Price For Sale: £600,000 No VAT / Quoting Rent: £48,500 per annum No VAT

Millennium House, 46 Athol Street, Douglas, Isle of Man, IM1 1JB



- The building provides approximately 2,775 sq.ft of office accommodation over five levels, with CAT5 cabling installed with raised access floors.
- Secured parking for approximately two cars at the rear of the property.
- Maintained to a high standard with plenty of natural light into the office space.
- Feature spiral staircase leading to a large boardroom.

Over/...

DESCRIPTION

Originally constructed in the 1800's, with many of the original features being retained.

There is car parking in the rear basement for 2 vehicles.

LOCATION

The property is situated in the heart of Douglas City's financial district on Athol Street, neighboring the likes of Appleby and Ramsey Crookall.

QUOTING PRICE

We are instructed to seek offers in the region of £600,000 (No VAT) for the freehold interest and £48,500 (No VAT) for leasehold per annum.

RATES

£2,125.24 Borough of Douglas (2026)

£1,640.10 IOM Government (2026)

SERVICES

Mains services are installed, along with a full fire alarm system incorporating heat detectors, smoke detectors, glass breaks, emergency lighting etc. A gas boiler provides hot water to the office areas.

TENURE

Vacant possession on completion of legal formalities.

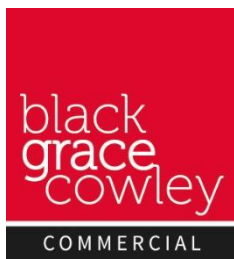
LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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





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