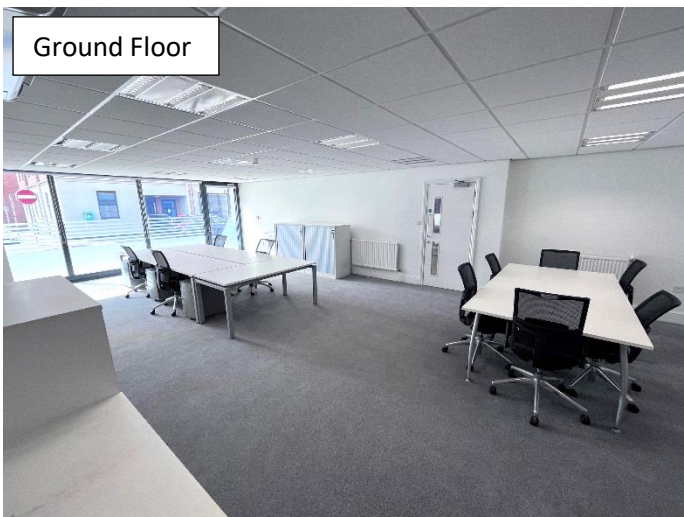
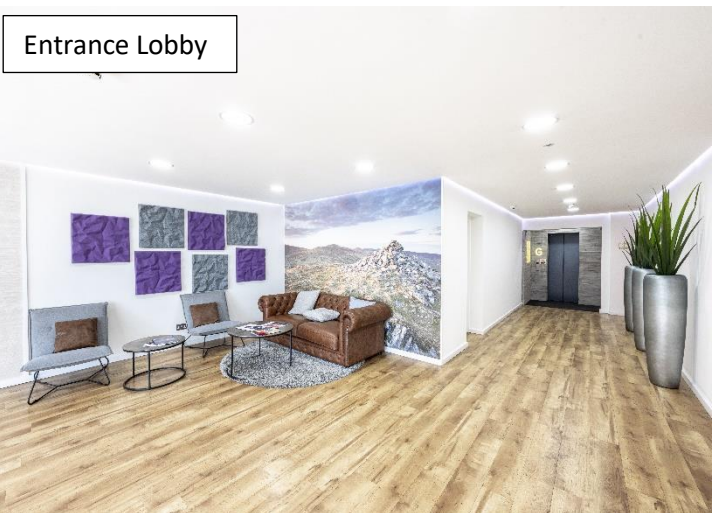


TO LET

Modern Suites - Ground 640 sq ft & 2nd Floor 2,308 sq ft - £18.50 psf + VAT

Exchange House, Athol Street, Douglas



- 2 x Modern office suites available in a central location, right in the heart of the business district of Douglas. Exchange House has recently had its common areas refurbished and offers modern, contemporary space with an attractive entrance lobby. There is a passenger lift to all floors.
- Short distance from Government Offices and within easy walking distance of all the city centre's amenities.
- The suites have their own kitchen or kitchenette, fibre optic cabling and furniture can be included.
- High specification internal and external finish. Refuge – the popular coffee shop/wine bar & restaurant is on the ground floor.

Over/...

LOCATION

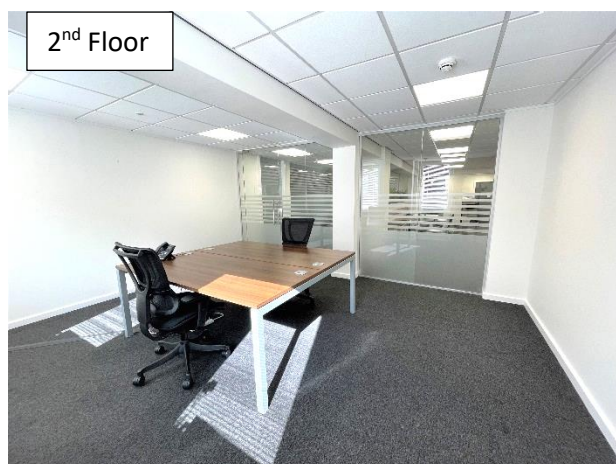
Exchange House is situated on Athol Street, half-way down on the right-hand side.

ACCOMMODATION

The **Part Ground Floor** suite is approx. 640 sq ft. Furniture on photos can be included if wanted. The suite has its own kitchenette and comms cupboard. Direct access via Athol Street or and additional access from the entrance lobby.

The high spec, contemporary **2nd Floor Suite** is a total of approx. 2,308 sq. ft and benefits from 5 peripheral glass partitioned offices – these can be rearranged/removed if required making a more open plan suite, plus a boardroom, stunning kitchen/break out area, fibre optic cabling. Furniture in situ can be included.

Room	Size
1	260 sq ft
2	231 sq ft
3	253 sq ft
4	235 sq ft
5	254 sq ft
6	198 sq ft



Shared WC's are in the common areas accessed via either lift or staircase from a modern entrance lobby area.

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge – which includes rates and building insurance.

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

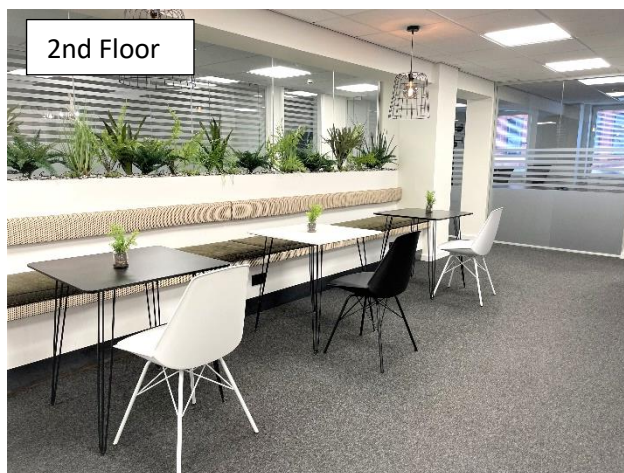
Mains services are installed.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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