

SUB-LEASE

MODERN OFFICE SPACE – Flexible lease terms available - Approx 2,025sq ft

3rd Floor, 55 Athol Street, Douglas



DESCRIPTION

Modern third floor office suite occupying a prime position in the Island's longest established and best-known office location.

55 Athol Street is one of Douglas' Premier Office buildings having been comprehensively 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.

Open Plan Suite with grey gloss 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 third floor suite is open-plan and is available for immediate occupation, the suite has its own private toilet facilities including a disabled WC. Accessed from the West entrance (core 3) via lift or staircase.

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.

SUB-LEASE TERMS/REPAIRING OBLIGATIONS

Short and medium sub-lease terms are available up to February 2030.

TENURE

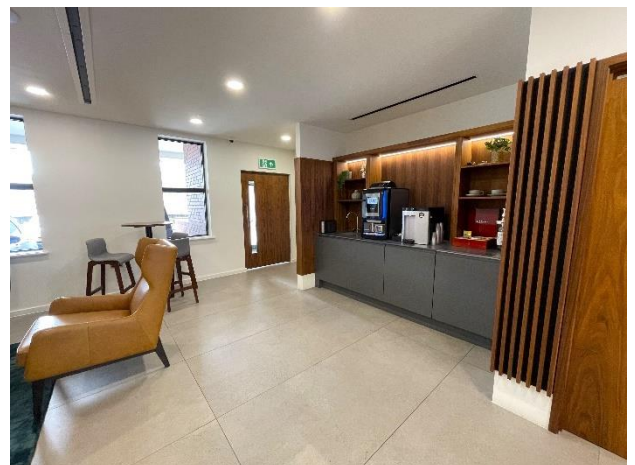
Vacant possession on completion of legal formalities.

LEGAL FEES

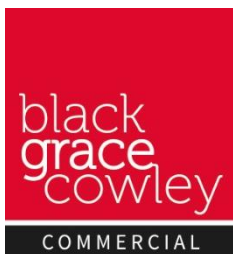
Each party to pay their own legal fees.

VIEWING

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



Over/....



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