

TO LET

PRIME OFFICE SPACE – £24.75 psf excl. - Approximately 2,640 sq ft

55 Athol Street, Douglas



- Prominent modern office space in prime position.
- Close to popular leisure area at North Quay and in walking distance of the main retail centre of Town.
- CAT A Standard.
- Benefits from a fully equipped modern Gym.
- Modern double height Reception area.

Over/...

DESCRIPTION

55 Athol Street sets the standard for high quality office space on the Isle of Man. Finished to a CAT A Standard, with LED lighting throughout and a fully equipped modern gym. Occupying a prominent position on the Island's main business street and being close to multi-storey car parking as well as the main shopping area. 55 Athol Street presents a commercial office space, like no other.

LOCATION

Located at the end of Athol Street and in close proximity to Shaws Brow multi-storey car park.

ACCOMMODATION

Suite 4: Approximately 2,640 sq ft

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard full repairing and insuring terms via a service charge. Tenant to pay rates and building insurance in addition.

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

Water, electricity and drainage are installed. There is a lift serving all floors.

TENURE

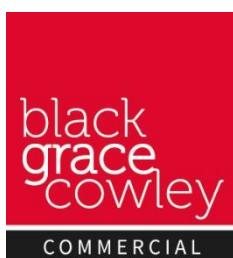
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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

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