

FOR SALE

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cowley
COMMERCIAL

OFFICE BUILDING – £595,000 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.
- 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 WC's. Part UPVC double glazed windows, oil fired central heating, Cat 5 cabling, firesafe fire precautions system and intruder alarm. There is also four car parking spaces at the rear of the building.

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. Athol Street is the established prime location for offices in Douglas.

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.

SERVICES

Mains services are installed. Oil fired central heating.

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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