

FOR SALE or TO LET



FULLY REFURBISHED OFFICE – Freehold £995,000 / Leasehold £75k pa excl. 3,774 sq ft

69 Athol Street, Douglas, IM1 4LN



- Rare opportunity to acquire or lease the whole of this fully refurbished office building, situated on the corner plot of the Islands prime office location, Athol Street.
- 3,774 sq ft purpose-built office with rear extension over basement, ground, 1st, 2nd and 3rd floor.
- Fully refurbished to a high standard with new roof, LED lighting, new ceiling grid, fully re-wired, new boilers, white box finish, new carpet tiles and full exterior redecoration.
- Opportunity for a purchaser / tenant to choose 2nd fix finish.

Over/...

DESCRIPTION

A purpose-built office building with decorative features situated over 4 floors (including basement). A 3rd floor extension was constructed in c.2004 to provide additional accommodation and existing ground floor garage converted into office space. The property has potential to be subdivided and let on a floor-by-floor basis.

An air conditioning system serves the 3rd floor office and basement comms room which has a built-in secure fire-proof safe. A swipe card access system has been installed throughout the building and a full fire alarm system is also installed incorporating heat and smoke detectors, glass breaks, emergency lighting etc.

ACCOMMODATION

TYPE	SQ FT	SQ M
3 rd Floor	854 (NIA)	79
2 nd Floor	953 (NIA)	89
1 st Floor	828 (NIA)	77
Ground Floor	857 (NIA)	80
Basement	282 (NIA)	26
TOTAL NET INTERNAL AREA COMBINED	3,774 (NIA)	351

OFFERS

Our client is seeking offers for the freehold or leasehold. All offers should be submitted in writing and include the following:

- Purchase price and proposed rent (excluding VAT).
- Identity of the purchaser, along with any supporting information including experience / track record.
- Confirmation on funding. If third party funding is required, please provide full details.
- Any conditions attached to the offer.
- The vendor reserves the right not to accept the highest or any offer received.

LOCATION

Travelling down Athol Street, 69 is the last property on the right-hand side at the traffic lights. Nearby occupiers include Castletree, FIM Capital, KPMG, Appleby, Callin Wild and main clearing banks.

CAR PARKING

No on-site car parking, however nearby spaces are available to let via a separate agreement at c. £1,100 per annum, per space.

GUIDE PRICE

We are instructed to seek offers in the region of £995,000 for the freehold interest.

QUOTING RENT

Offers are invited for the leasehold interest in the region of £75,000 per annum.

VAT

The property has not been elected for VAT.

SERVICES

All main services are connected, and a gas boiler provides hot water to the office areas.

TENURE

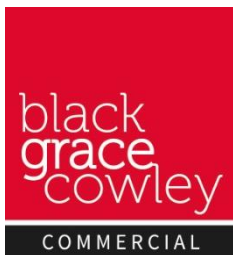
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



Sharon Gelling
Commercial Department
01624 645550
sharon@blackgracecowley.com

Ben Quayle
Commercial Director
01624 645550
ben@blackgracecowley.com

Black Grace Cowley Limited

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

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Black Grace Cowley or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.