

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

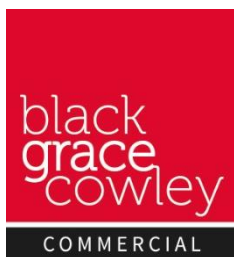
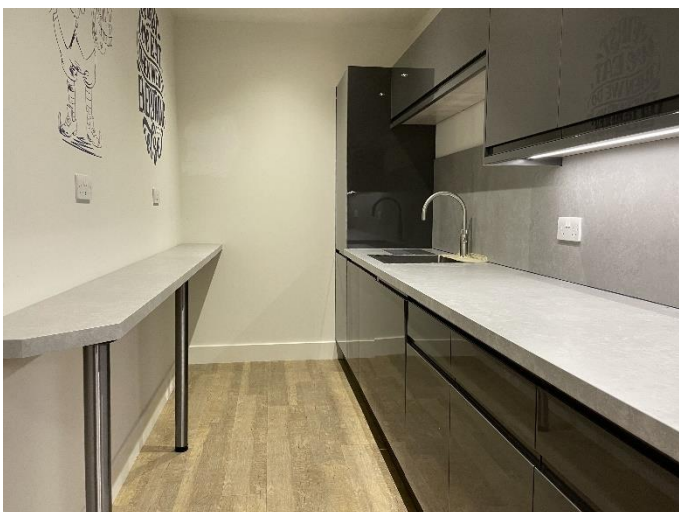
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



Sharon Gelling
Commercial Department
01624 645550
sharon@blackgracecowley.com
Ben Quayle
Commercial Department
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.