

# TO LET



**OFFICE SPACE – £50,000 pa 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.
- Option to take on a 'room by room' basis, if preferred.
- 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 WCs. Part UPVC double glazed windows, oil fired central heating, Cat 5 cabling, firesafe fire precautions system and intruder alarm.

## 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.

## 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.

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms. Tenant to pay rates and insurance.

## RENT REVIEWS

Standard three yearly upward only rent reviews.

## 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

Mains services are installed.

## TENURE

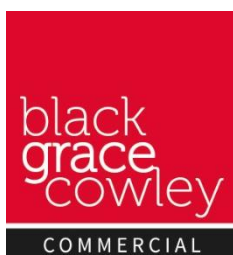
Vacant possession on completion of legal formalities.

## 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](mailto:sharon@blackgracecowley.com)

**Ben Quayle**  
Commercial Department  
**01624 645550**  
[ben@blackgracecowley.com](mailto:ben@blackgracecowley.com)

### Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://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.