

# 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.
- 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

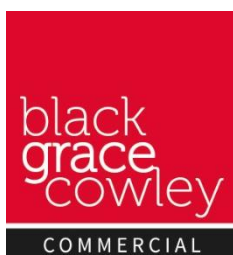
Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



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