



Ground Floor Office, Exchange House, 54-58 Athol Street, Douglas, IM1 1JD

Approx. 2,120sq/ft Modern Ground Floor Office Suite Located Within a Prominent Position in the Heart of the Financial District. Fibre Optic Cabling.

£38,160 Per Annum

Property Overview

Property Type

Office

Property Details

Property Type	Office	Heating	Other
		Windows	Other
		Furnished	No



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Property Description

Approx. 2,120sq/ft Modern Ground Floor Office Suite Located Within a Prominent Position in the Heart of the Financial District. Fibre Optic Cabling.

Annual rent: £38,160.00

Rent based on £17 Per Sq/Ft Exclusive.

Rent free period available (subject to terms).

Accommodation

Ground Floor

Communal Entrance

Access into:

Modern Office Suite

Impressive glass entrance doors provide access to Athol Street. Additional access via a communal entrance.

Meeting Room

Kitchen/Breakout Area

Comms Room

Storage

Lease

Lease assignment to August 2020 is available on a standard full repairing and insuring terms via a service charge. Tenant to pay rates and building insurance in addition.

References

Financial and professional references are required.

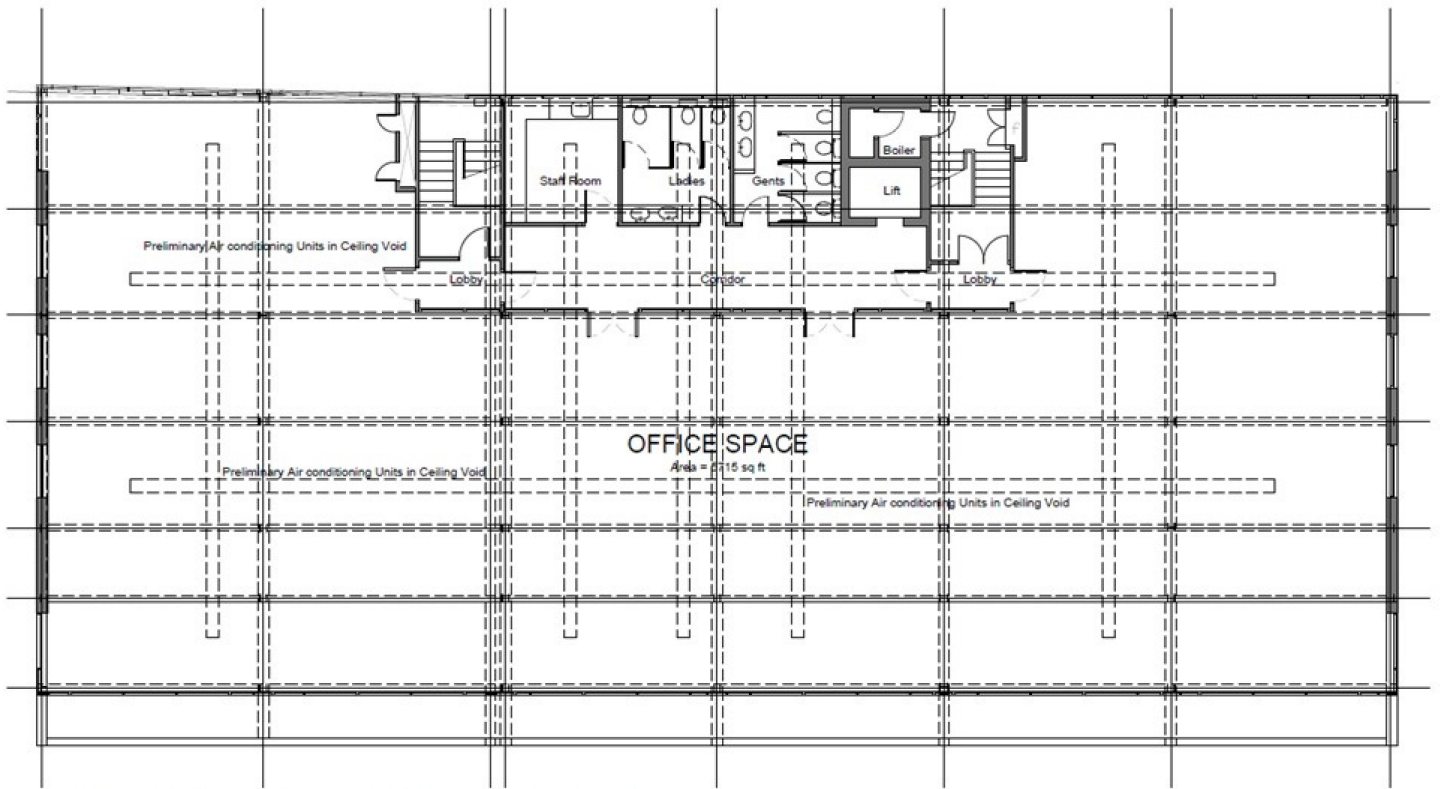
Services

The property has fibre optic cabling and data cabling is via perimeter trunking.

Directions

Travelling along Bucks Road in the direction of the town centre, continue straight at the traffic light junction with Circular Road and continue onto Prospect Hill. Turn right onto Athol Street, proceed past the turning to Upper Church Street and continue for a short distance where Exchange House can be found on the right hand side.





PROPOSED FIFTH FLOOR FLOOR PLAN
1:100

