

30 Athol Street
Douglas
Isle of Man, IM1 1JB

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Offices

TO LET

**PRIME SELF CONTAINED OFFICE BUILDING
1,600 SQ FT WITH ONSITE CAR PARKING**

6 FINCH ROAD, DOUGLAS



There is a secure car park to the rear of the property, accessed from the lower ground floor, with parking for up to 6 cars. Additional parking is available nearby if required.

Floor Areas

The property provides an approximate total net internal floor area of 1,600 sq ft on ground, lower ground, first and second floors.

Lease Term

The property is available to lease for term of years to be agreed by negotiation on full repairing and insuring terms.

Commencing Rent

The premises are available at the following commencing rent, exclusive of VAT (if applicable), rates and insurance:

1,600 sq ft @ £16.00 psf = £25,600 pa

Car parking @ £1,200 pa per space

Location

6 Finch Road is situated in the prime office area of Douglas. Government Offices, the Company Registry and the clearing banks are nearby.

Property

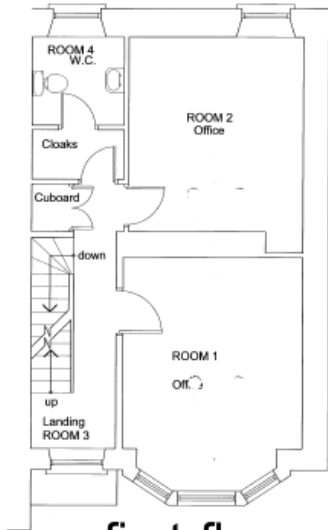
The property provides refurbished office accommodation which is of a high standard with many attractive period features. The offices at the rear have picturesque sea views with those on ground floor and lower ground floor providing board room facilities.

The building's specification includes perimeter wall mounted trunking for cable management with CAT 5e cabling provided via a data cabinet on the second floor. The building has gas fired heating. There are kitchen facilities in the basement and on the second floor. WC facilities are provided on lower ground, first and second floors.

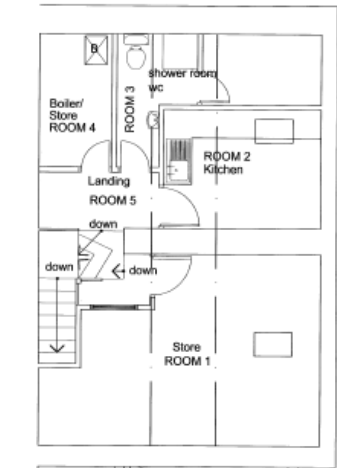
Viewing

By arrangement with Chapman & Co. Please contact Thomas Chapman or David Sharp.

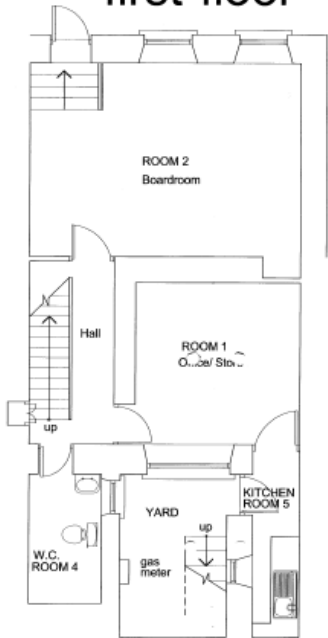




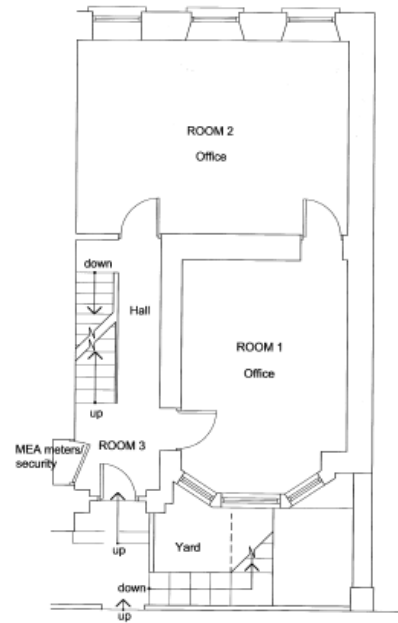
first floor



second floor



basement



ground floor