

30 Athol Street  
Douglas  
Isle of Man, IM1 1JB

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# Offices

**FOR SALE**

**2,343 sq ft**

**SELF CONTAINED MODERN BUILDING**

**11 ATHOL STREET, DOUGLAS, ISLE OF MAN**



## Accommodation

The property has a total net floor area of some 2,343 sq ft:-

Ground floor	496 sq ft
Basement	359 sq ft
First floor	496 sq ft
Second floor	496 sq ft
Third floor	<u>496 sq ft</u>
<b>Total net floor area</b>	<b>2,343 sq ft</b>

Please see the floor layout plan overleaf.

## Sale Price

The freehold interest of the property is available at £649,950. The property is not registered for VAT.

## Viewing

Please contact Tom Chapman for an appointment to view the property.



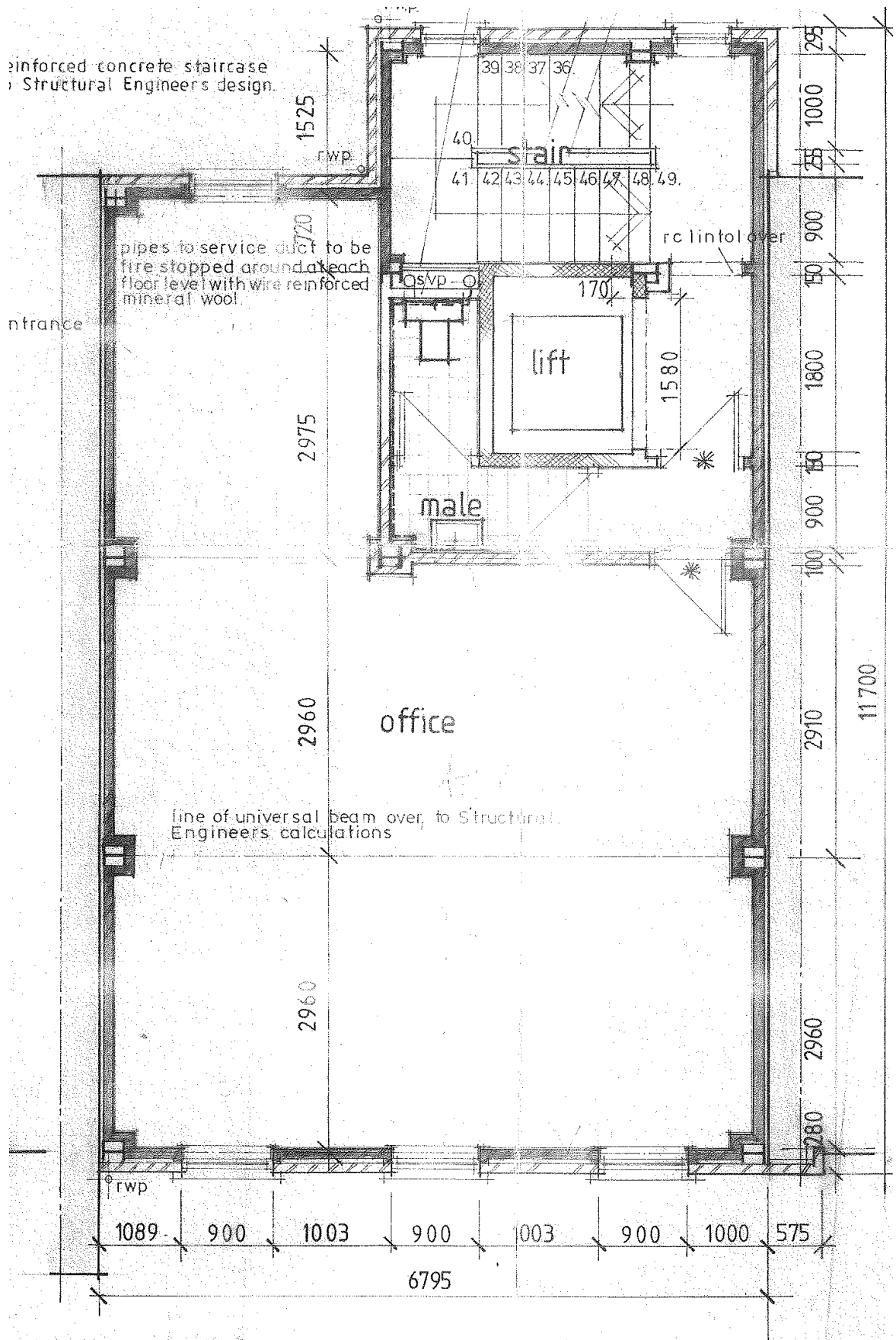
## Location

11 Athol Street is in the prime office area in Douglas. The property adjoins the recently redeveloped Court House. Government Offices and the Company Registry, together with the clearing banks are nearby.

## Property

The property is of modern steel framed construction with solid floors and is served by a lift and gas fired central heating.

The building provides open plan office accommodation. Some partitioned offices have been formed together with kitchen facilities. Each floor has wc accommodation.



## SECOND FLOOR PLAN

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