

Atlantic House, 4-8 Circular Road, Douglas



Location

Atlantic House is situated in the centre of the Island's office area on Circular Road close to the Law Courts. Government Offices and the clearing banks are a short distance away.

Leading companies in the area include Barclays Bank, Marsh and Standard Bank.

Accommodation

Two whole floors of good quality open plan modern office accommodation with raised access floors, suspended ceilings and integral LED lighting. The building has a lift and is served by gas fired central heating and mechanical ventilation.

The suites provide the following net internal floor areas:-

First floor 3,650 sq ft + 5 car parking spaces

Fourth floor 3,605 sq ft + 6 car parking spaces

Lease terms

The premises are available for a term of years to be agreed by negotiation on effective FRI terms.

Rent

The commencing rent for the office accommodation is £17.50 psf and car parking is £1,450 pa each + VAT.

The rent is reviewable at the end of every third year of the lease term on an upward only basis to market rent.

Rents are exclusive of VAT, service charge and rates.

Legal costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewing

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

