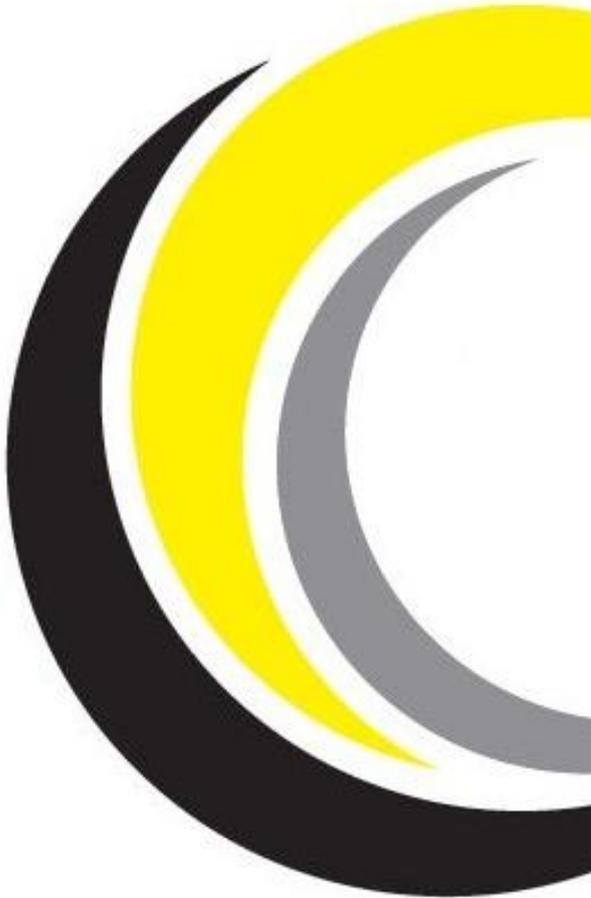


Retail  
Development  
Industrial  
Investment  
Office



31 Victoria Street, Douglas  
Isle of Man, IM2 1SE

Phone: 01624 625100

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# TO LET MODERN OFFICE SUITES

Second and Third Floor Suites,  
6 Hill Street, Douglas,  
Isle of Man, IM1 1EF



- Area: 580 sq ft
- Situated in the heart of the City Centre
- Three office suites and storage room
- Shared kitchen and WC facilities
- One parking space

## Description

An excellent opportunity has arisen to lease a bright and modern self-contained second and third floor office suite, ideally located near Athol Street in the heart of the financial district and within easy walking distance of the town centre.

The second floor offers 307 sq ft of thoughtfully arranged space, providing three versatile office areas suitable for focused work, private meetings, or collaborative use. The third floor comprises 273 sq ft and features an office suite with an additional storage room, allowing the accommodation to adapt easily to a variety of business needs.

The offices form part of a well-maintained building that also provides access to shared kitchen facilities and WC's, ensuring a comfortable and practical working environment for staff and visitors. A further advantage of this property is the inclusion of an allocated onsite parking space, a highly valuable benefit in such a busy and sought-after area where parking is often limited.

## Location

Travelling along Hill Street, the property is situated on the left hand side opposite St Mary's Court.

## Services

Mains water, electricity, gas and drainage are connected.

## Possession

On completion of legal formalities.

## Legal Fees

Each party to pay their own legal fees.

## Viewing

Further details and viewing arrangements strictly by appointment through the Agents, Chrystals Estate Agents.

