



TO LET

MODERN FIRST FLOOR OFFICES

**Royal Court
Castletown
(up to 11,000 sq ft)**

Rent: £15 psf + £400 pa per car space

Lease: Flexible lease terms, proposed 5 year lease effective full repairing and insuring terms.

DESCRIPTION

An opportunity to lease part or all of the first floor at Royal Court, a modern office building standing in landscaped grounds with on site car parking on the outskirts of Castletown, close to the airport and within 20 minutes drive of Douglas. These air conditioned offices are mostly open plan but with some office partitioning, raised access floors and suspended ceilings.

LOCATION

Located on the western outskirts of Castletown, approached either from the by-pass and Arbory Road or from the town centre passed Castle Rushen High School along Arbory Road where the entrance will be seen on the right. The facilities of Castletown are within walking distance and Ronaldsway Airport is within 5 minute drive.

ACCOMMODATION

GROUND FLOOR

Shared ground floor entrance with access to lift, lobby area and internal staircase.

FIRST FLOOR

The office space is principally contained in the north (rear) and west (left) wings, each wing having approximately 3,675 sq ft.

The remaining space is contained in the central/front area and small east wing which includes the lift lobby area, meeting and training rooms and a board room.

Over/..

These particulars, although believed to be correct, do not form part of an offer or a contract and they are not intended to form any representation of fact. Black Grace Cowley Ltd cannot accept any liability for any errors in the particulars stated, and a prospective purchaser should rely upon his own enquiries and inspection.

Geoffrey P R Black BSc DipArb FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA

Accordingly, any combination of areas can be accommodated and in the event of division the Landlord will create a shared lobby area at the top of the entrance stairs with communal access to ladies and gents WC's.

There are additional internal staircases in the north and west wings giving access to the rear landscaped gardens.

There is existing good quality office partitioning in the west wing.

CAR PARKING

Car spaces are available in the main car park on the west side of Royal Court.

SERVICES

The offices are served by a gas fired air conditioning system and there is a back up traditional radiator system. A fire precaution system has been installed.

SERVICE CHARGE

A service charge will be levied to cover the tenants proportion of utility costs, rates, repairs, insurance and cleaning of common areas etc.

REFERENCES

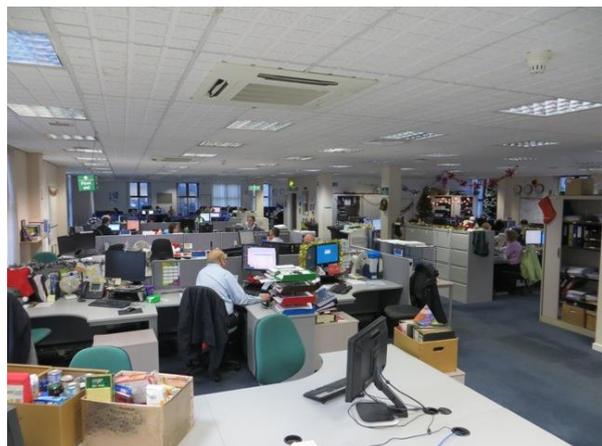
Financial and professional references will be required from prospective tenants and guarantees may be required in the case of limited companies.

POSSESSION

Vacant possession upon completion of legal formalities.

VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley**.



Royal Court First Floor

Upper West

- KEY**
- Floor-standing screen, low
 - Floor-standing screen, tall, glazed
 - Desk-mounted screen
 - Bookcase (2-high) on top of cupboard (2-high)
 - Storage cabinet, 6 high (1800-2100) 1200 wide
 - Storage cabinet, 5 high (1500) 600 wide, open floated
 - Cabinet 4 high, (1200) 1000 wide
 - Cabinet 3 high, (1000) 1200 wide
 - Cabinet 2 high, (desk-high) 1000 wide
 - Cabinet 2 high, (desk-high) 800 wide
 - Filing cabinet 4-drawer
 - Filing cabinet 2-drawer
 - Filing cabinet Multi-drawer
 - Desk drawer pedestal
 - Narrow desk drawer pedestal
 - Desk chair
 - Visitor chair
 - Dining chair
 - Bar stool
 - White board
 - Coat stand
 - Floor-standing uplighter
 - Partition - Solid
 - Partition - Glazed
- Desk no's 1 - 168**

