



LEASE ASSIGNMENT

**Compass House
Isle of Man Business Park
Braddan**

Net Internal Area - approx 4,853 sq ft

**Current passing rental -
£92,750 pa exclusive**

33 Onsite Car Spaces

DESCRIPTION

Exceptionally rare opportunity to take a lease assignment on a whole building in this sought after location, the Isle of Man Business Park. The building is arranged over three floors and offers Grade A space to include integrated heating/cooling units, raised access floors and is wired with CAT 6 cabling. The building has the added benefit of 33 onsite car spaces included in the rent.

LOCATION

Travelling along Cooil Road from the Cooil Road roundabout, take the second turning on the right into the Isle of Man Business Park and follow the road around to the left past RL 360, the new Zurich building (currently under construction), Manx Telecom and Canada Life. Compass House can be found adjacent to the Buchanan car garage.

LEASE TERMS

Available is the balance of a 15 year lease from 9 November 2007 subject to 3 yearly upward only rent reviews, expires November 2022 (November 2016 Rent Review outstanding).

ACCOMMODATION

The high specification office space is mainly open plan and arranged over three floors. Ladies, gents and disabled toilet accommodation off the main staircase. There is a lift to all floors.

CAR PARKING

33 onsite car spaces included in the rent.

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 FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA Andrew K Wallis BSc (Hons) MRICS

REPAIRING OBLIGATIONS

Effective full repairing and insuring terms.

RENT REVIEWS

Standard three yearly upward only rent reviews.

SERVICES

It is understood all mains services are connected to the building.

DIRECTOR'S GUARANTEE & SECURITY DEPOSIT

Director's guarantees may be required if the lease is taken in the name of a limited company.

REFERENCES

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

POSSESSION

Vacant possession upon completion of all legal formalities.

VIEWING

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

