



TO LET

Hot Desks - £30 per day
Private Offices - £500 per month

Serviced Offices
First Floor
Skanco Court
Cooil Road
Braddan

Rent: See below + VAT

Free Car Parking

DESCRIPTION

High quality, furnished serviced offices available offering either an open plan “hot desk” arrangement or private offices in this modern, purpose built building on the outskirts of Douglas near the popular Isle of Man Business Park. Costs include electricity, heating, lighting, insurance, cleaning, wireless connection and service charge. There is a manned reception during office hours and 24-hour access if required via a fob access system. Verbal and written Mandarin translation services, secretarial and telephone answering services are available at additional cost. Free parking, free tea and coffee and communal kitchen facilities available if required. WC’s in the common areas.

LOCATION

Travelling from Douglas on the new Castletown Road, continue up to Kewaigue roundabout. Turn right at the roundabout onto Cooil Road and continue along until the new roundabout, turning right into Spring Valley Estate. Turn immediately left into the grounds of Skanco Court with B & Q on your right.

ACCOMMODATION

The hot desk facility is available by the day and the private office suites are available by the month. Please contact us for further details.

Private Offices available:

- 2 desk office - £1,000 per month exclusive
- 4 desk office - £2,000 per month exclusive
- 5 desk office - £2,500 per month exclusive
- 6 desk office - £3,000 per month exclusive

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

Hot Desks available - £30 per day exclusive

Boardroom Facilities available - £100 per day or £60 per half day exclusive

CAR PARKING

On site free car parking.

SERVICES

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

POSSESSION

Vacant possession upon completion of all legal formalities.

VIEWING

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

