



TO LET / FOR SALE
Brand New Offices

Blocks A, B and C
Coil Smithy
Isle of Man Business Park
Coil Road
Braddan

DESCRIPTION

A superb opportunity has arisen to either lease or purchase brand new offices on the Isle of Man Business Park. The buildings offer high specification, open plan space benefitting from raised access floors, over either two or three floors. There will be parking onsite. The Isle of Man Business Park is just minutes from Douglas Town Centre and 15 minutes' drive from Ronaldsway Airport.

LOCATION

Travelling along Peel Road turn left at The Quarterbridge, continue up to the Coil Road roundabout and, turning right, continue along to the Isle of Man Business Park. The new office scheme can be found on your right hand side, immediately past the 4WD Centre and before the Business Park roundabout. Other Business Park occupiers include the Headquarters of Dandara, Manx Telecom, the Manx Electricity Authority, PDMS, Boal and Co and Island Aggregates.

ACCOMMODATION

Block A		Block B		Block C	
£1.725m		£1.925m		£1.725m	
£19.50psf		£19.50psf		£19.50psf	
Ground Floor	1,490 sq ft	Ground Floor	1,950 sq ft	Ground Floor	180 sq ft
First Floor	3,980 sq ft	First Floor	2,020 sq ft	First Floor	2,570 sq ft
Second Floor	N/A	Second Floor	2,070 sq ft	Second Floor	2,620 sq ft
	27 car spaces		33 car spaces		30 car spaces
	@ £600 p/s		@ £600 p/s		@ £600 p/s
TOTAL	5,470 sq ft		6,040 sq ft		5,370 sq ft

NB: All prices quoted are plus VAT.

POSSESSION

Subject to terms being agreed, these units could be available for occupation within 12 months.

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.

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