



TO LET

1st Floor Offices
Middle Park Recycling Centre
Douglas
Isle of Man

Approx 1,094 sq ft office space

Rent: £10 psf exclusive

20-25 on-site car parking spaces

DESCRIPTION

A good opportunity to lease these brand new purpose built first floor offices based at the Middle Park Recycling Centre, a rural setting on the outskirts of Douglas and only fifteen minutes from Ronaldsway Airport. The offices are well finished, have perimeter trunking and an excellent car parking provision on site.

LOCATION

Travelling out of Douglas on the New Castletown Road continue towards the Cooil Road roundabout at Spring Valley. Turn left at the roundabout and continue towards Kewaigue. Take the first right hand turn towards the Energy for Waste Plant, turn left into Middle Park and continue down the road, past the warehouse units, to the entrance to the Recycling Centre.

ACCOMMODATION

Communal Entrance;

Reception - (Approx 13'9 x 9'6) – 130 sq ft - with data & power trunking, LED lighting, fully carpeted, hatch into communal hallway.

First floor;

Office 1 - (Approx 12'8 x 18'5) – 234 sq ft

Office 2 – (Approx 20'7 x 13'8) – 281 sq ft

Kitchen - (Approx 12'0 x 13'8) – 164 sq ft - fully fitted modern kitchen with a range of base, wall and drawer units, laminate worktop, vinyl floor covering, 1½ bowl stainless steel sink/drain, electric integral oven and hob, hood extractor, LED lights, power.

Ladies & Gents WC's

Washroom/cleaning cupboard

Office 3 - (Approx. 22'8 x 18'4) – 415 sq ft

CAR PARKING

On site car parking for 20 - 25 cars.

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

SERVICES

All mains services are connected.

LEASE

Flexible lease terms are being sought on effective full repairing and insuring terms via a service charge. Tenant to pay rates and buildings insurance worked out on an occupied floor area basis.

REFERENCES

Financial and trade references will be required

SECURITY DEPOSIT/GUARANTEE

A security deposit equivalent to one quarter's rent is to be paid on term commencement and to be returnable on satisfactory expiry of the lease. Director's Guarantees will be required in the case of Limited companies.

POSSESSION

Vacant possession upon completion of legal formalities.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

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

