



TO LET

**Granite House
Bridge Road
Ballasalla**

**Approx: 630 sq ft
Rent: £12,550 per annum exclusive**

3 Parking spaces included in rent

DESCRIPTION

An opportunity to take a new lease on this self-contained, single occupancy office premises located in Ballasalla, a short distance from Ronaldsway Airport and only 15 minutes from Douglas. The premises offers approximately 630 sq ft of office accommodation comprising of a reception area, five separate offices and communal kitchen and WC facilities. There is onsite parking for up to 3 cars.

LOCATION

Travelling from Douglas on the New Castletown Road, continue into Ballasalla in the direction of Ronaldsway Airport. At the Whitestone roundabout turn right and continue past the medical centre. Take the left turn at the next roundabout onto Bridge Road and the premises can be found on the left hand side.

ACCOMMODATION

Single Storey Office Premises – approx 630 sq ft
Entrance porch, reception area, 5 offices, WC and kitchen.

LEASE

A new lease is available on internal repairing terms. Tenant to pay rates and insurance.

BANK REFERENCE

A bank reference will be requested on the ingoing tenant.

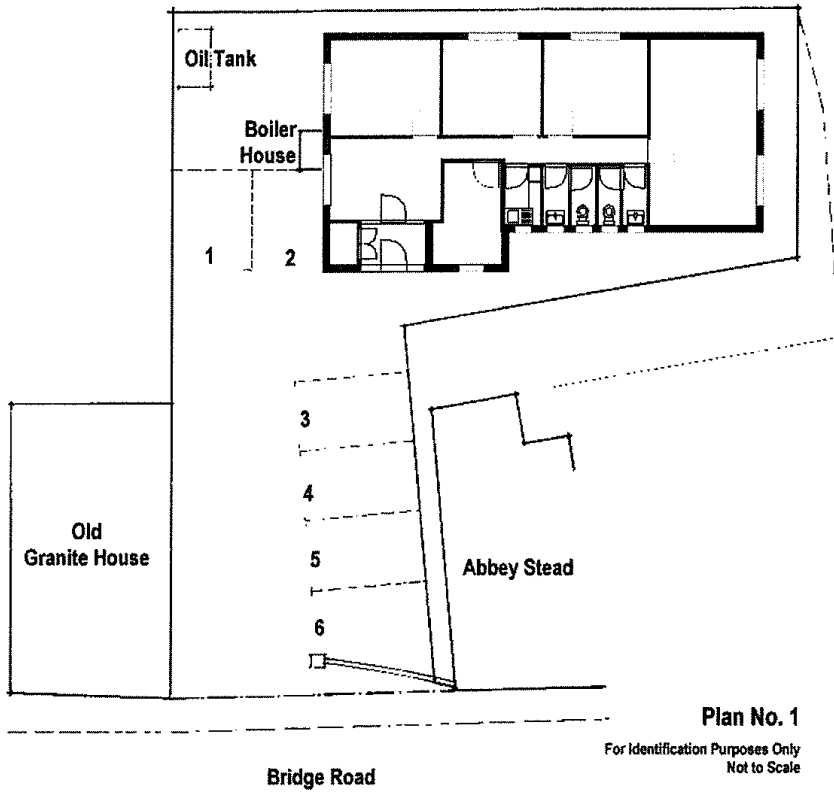
VIEWINGS

Please contact Black Grace Cowley to arrange a viewing.

Floor plan 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.

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Plan No. 1

For Identification Purposes Only
Not to Scale