

# TO LET

LEASE ASSIGNMENT – **CURRENT PASSING RENT £92,750 PA EXCLUSIVE**

## COMPASS HOUSE

ISLE OF MAN BUSINESS PARK, BRADDAN

NET INTERNAL AREA – APPROX 4,853 SQ FT



### 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. The front of the property overlooks the business park and benefits from stunning hillside views.

### ACCOMMODATION

The high specification office space is mainly open plan and arranged over three floors – each floor with its own kitchenette. Ladies, gents and disabled toilet accommodation off the main staircase. There is a passenger lift to all floors.

Over/...

## Ground Floor

Entrance lobby, open plan office space with 3 glass partitioned meeting rooms, kitchenette, WC

## 1<sup>st</sup> Floor

Open plan office space with 3 glass partitioned meeting rooms, kitchenette, WC

## 2<sup>nd</sup> Floor

Open plan office space with 4 glass partitioned meeting rooms, kitchenette, WC

## 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 Zurich building, Manx Telecom and Canada Life. Compass House can be found adjacent to the Buchanan car garage.

## LEASE TERMS

The balance is available 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).

## SERVICES

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

## REPAIRING OBLIGATIONS

Full repairing and insuring terms. Tenant to pay rates and building insurance.

## RENT REVIEWS

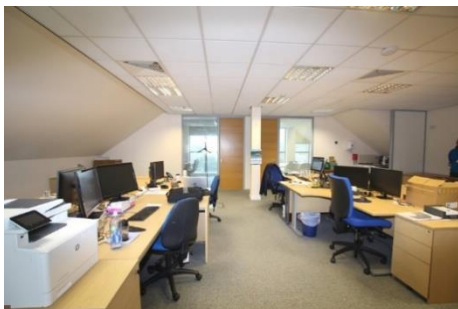
Standard three yearly upward only rent reviews.

## REFERENCES

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

## VIEWING

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



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### Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

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