

TO LET

OFFICE SUITE – approx. 816.sq ft - £15 psf exclusive. NO VAT



GROUND FLOOR SUITE, PORTLAND HOUSE, BALLASALLA



DESCRIPTION

Prominently situated and newly redecorated modern office premises extending to approximately 816 sq ft, located in the heart of Ballasalla. This ground floor suite offers three office suites, storeroom, WC's, breakout area and kitchenette. The suite benefits from suspended ceilings, uPVC double glazing, Cat 5 cabling via perimeter trunking, and a key code entry. The location offers a large car park at the rear, with onsite parking spaces available at £500 per space. Portland House is just a couple of minutes' drive from the Airport and Castletown, and only 15 minutes' drive to Douglas.

LOCATION

Travelling into Ballasalla from Douglas, turn left at the first roundabout opposite the Whitestone Public House and continue left towards the airport where Portland House can be found on the left-hand side just prior to the railway lines.

CAR PARKING

On-site car spaces at £500 per space.

REPAIRING OBLIGATIONS

Internal repairing obligations only - there is no service charge. Tenant to pay proportion of rates, insurance, heating, electricity to the common areas. The suite has its own electric meter.

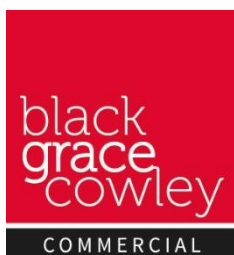
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VIEWING

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

GUARANTOR/SECURITY DEPOSIT

A Director's guarantee will be required if the lease is taken in the name of a Limited Company. A 3 month rent deposit will be payable.



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Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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