

# SUB-LET

**GROUND FLOOR OFFICE SUITE – £19.50psf – INCLUDING 15 CAR SPACES**

**Approx 1,800 sq ft**

## COMPASS HOUSE, ISLE OF MAN BUSINESS PARK



- Modern ground floor office space available in this highly sought after location on the outskirts of Douglas at Isle of Man Business Park.
- 15 onsite car spaces included in the rent.
- This Grade A space includes raised access floors, CAT 6 cabling and integrated heating/cooling units in the suspended ceiling.
- Open plan space with 3 glass partitioned offices.
- Suite available for occupation towards end of 2022.

Over/...

## DESCRIPTION

Rare opportunity to take a sub-lease of this ground floor office suite right in the heart of the Isle of Man Business Park. The building offers Grade A space to include integrated heating/cooling units, raised access floors and is wired with CAT 6 cabling. The front of the property overlooks the business park and benefits from stunning hillside views. The suite comes with 3 glass partitioned offices and 15 car parking spaces.

## 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 RL360, Cycle360, Zurich and Canada Life. Turn right at the roundabout and Compass House can be found on the left.

## ACCOMMODATION

### Ground Floor – Approx 1,800 sq ft:

- Entrance Lobby & WC
- Open Plan Office Space
- 3 glass partitioned meeting rooms
- Kitchenette

## LEASE TERMS

This is available by way of a sub-lease from Gold Fields Orogen Holding (BVI) Limited. The head-lease is for a term of 8 years with a break option at the end of four years. Head-lease start date 1 April 2022.

## REPAIRING OBLIGATIONS

Full repairing and insuring terms via a service charge. Tenant to pay rates and building insurance.

## DIRECTOR'S GUARANTEE/DEPOSIT

Financial and professional references will be required from prospective sub-tenants. A Director's guarantee will be required if the lease is being taken in the name of a Limited Company. A 3 month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

## SERVICES

Mains services are installed.

## TENURE

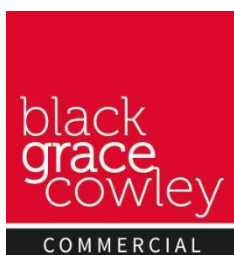
Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

Strictly by appointment through **Black Grace Cowley**.



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### Black Grace Cowley Limited

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