

MODERN OFFICE SPACE

GROUND FLOOR – £17 psf – Suites 1 & 2 – Circa 1,800 sq ft each – TOTAL 3,621 sq ft

NO VAT ON RENT – SUITES CAN BE TAKEN SEPARATELY OR AS WHOLE FLOOR

EuroManx House, Isle of Man Freeport, Ballasalla



- Modern Ground Floor Office Suite in a prestigious office building offering two suites which can be taken separately or as one large suite.
- Two Ground Floor Suites circa 1,800 sq ft - can be taken separately or as a whole floor.
- Conveniently located next to Ronaldsway Airport at Isle of Man Freeport in Ballasalla.
- Car parking spaces available at £400 per space pa.
- Possibility for direct aircraft access to the outside of the building.
- Available immediately.

Over/...

DESCRIPTION

This fabulous building boasts high specification office accommodation arranged over three floors with an impressive entrance lobby, glass lift serving all levels, state of the art technology and sustainability measures.

There is now only the Ground Floor available, offering two suites which can be taken separately or as one large suite.

The property also benefits from VRV comfort cooling and heating system, suspended ceilings, integral lighting, double glazed windows, and power provision via skirting trunking.

LOCATION

The Isle of Man Freeport is situated immediately adjoining the Island's only airport – Ronaldsway, providing excellent links in and out of the Island. Travelling south from Ballasalla take the left turn at the roundabout into Ronaldsway Airport. At the next roundabout turn left again and follow the road round to the right where Euromanx House can be found on the the left hand side.

ACCOMMODATION

- Ground Floor Suite: Approx 3,621 sq ft Total.
- Circa 1,800 sq ft each.
- Ladies and Gents WC's.

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge. Tenant to pay rates and insurance.

RENT REVIEWS

Standard three yearly upward only rent reviews.

DIRECTOR'S GUARANTEE/DEPOSIT

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

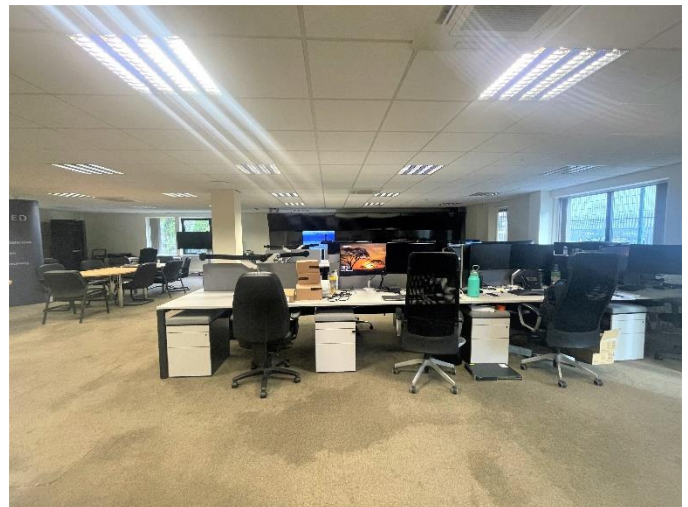
Vacant possession on completion of legal formalities.

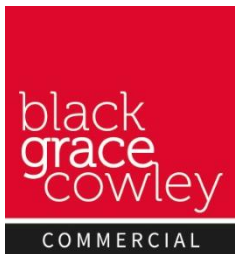
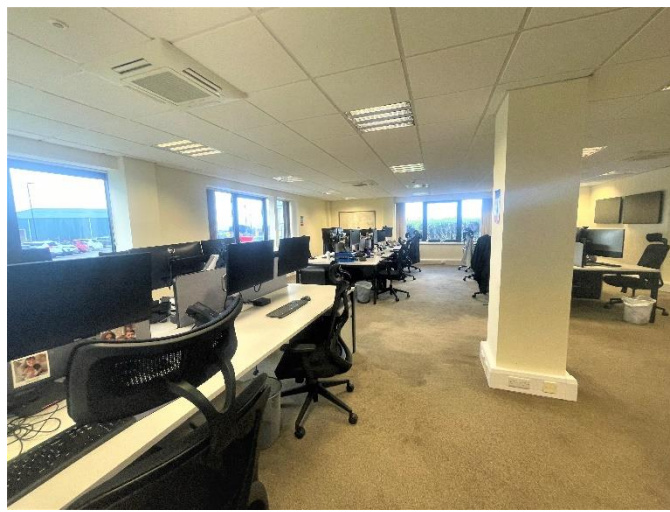
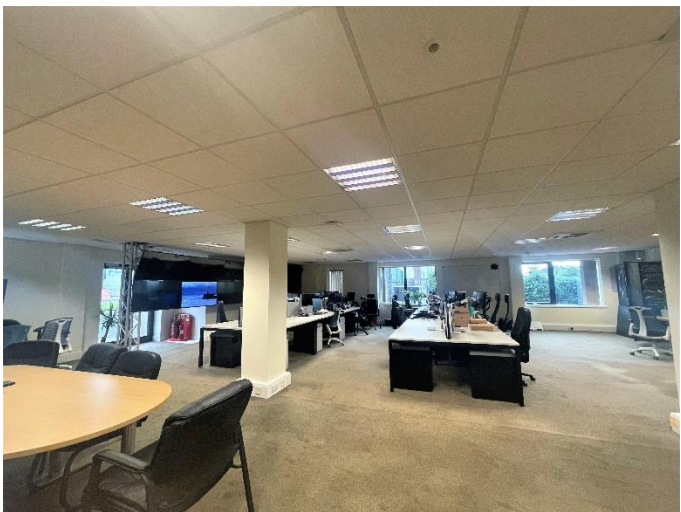
LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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





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