

MODERN OFFICE SUITES x 2

1ST FLOOR – Suites apx 1,694 sq ft (153 sqm) - £23 psf + VAT

Cycle 360, Isle of Man Business Park, Braddan



Landlord to offer 3 months rent free at Term Commencement to assist with Tenant's fitout.

- Fabulous Grade A offices in one of the most prestigious commercial buildings on the Island.
- Based on the Isle of Man Business Park directly opposite Zurich and Canada Life.
- Extremely high specification finishes both internally and externally.
- Communal/informal meeting space between the suites (see photos above).
- On and Off-site Parking. Coffee & cycle shop on the Ground Floor.

Over/...

DESCRIPTION

Fabulous space in this recently constructed building. The open plan suites will offer raised access floors and heating/cooling ceiling units. There is both on and off site parking at an additional cost of £650 per space + VAT.

LOCATION

Travelling from The Quarterbridge continue to the Cooil Road roundabout. Turn right and go past Robinsons and Eden Park. Turn right at the next roundabout, into The Isle of Man Business Park, where Cycle 360 can be found on your right hand side. Ideally situated on the Island's premier Business Park and within 5 minutes drive of Douglas Town Centre.

ACCOMMODATION

Suite A - Open plan – approx. 1,694 sq ft

4 onsite & 7 offsite car spaces

Suite B – Open plan – approx. 1,834 sq ft **UNDER OFFER**

4 onsite & 8 offsite car spaces

Additional car spaces are available if required.

Contemporary WCs in the common area off the 'Relax Lounge'.

LEASE TERMS/REPAIRING OBLIGATIONS

New 12 year leases are available on standard FRI terms via a service charge. Heating and Lighting included in the service charge. There will be a break option at the end of the 6th year. Tenant to pay rates and insurance in addition.

RENT REVIEWS

Standard three yearly reviews linked to Manx RPI.

DIRECTOR'S GUARANTEE

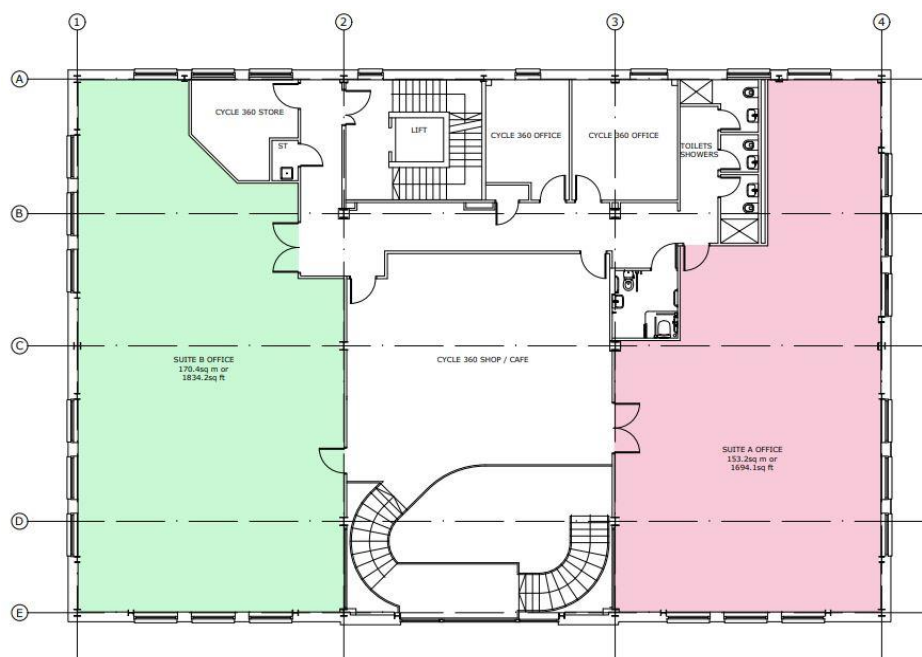
A Director's guarantee will be required if the lease is being taken in the name of a Limited Company.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



Sharon Gelling
Commercial Department
01624 645550
sharon@blackgracecowley.com
Ben Quayle
Commercial Department
01624 645550
ben@blackgracecowley.com

Black Grace Cowley Limited

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

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