

TO LET - MODERN OFFICE SPACE

1st Floor Suite - Approx 1,825 sq ft - £34,725 per annum + VAT

Ground Floor: Room 1 – 225 sq ft (£360 pcm) / Room 2 – 300 sq ft (£5,700 pcm) + VAT

Elite House, Cooil Road, Braddan



- Fantastic Modern Purpose-Built Detached Office on a prime roadside location close to Douglas Town Centre – adjacent to the Isle of Man Business Park.
- First Floor Office space available with reception, central (part glass) open plan area and 6 offices, and a further two smaller rooms on the ground floor. There is also potential for a storage room of around 300 sq ft – subject to availability.
- Glass entrance lobby. Passenger lift. CAT 5 Cabling. Shared contemporary kitchen.
- Up to 12 car parking spaces available at £650 + VAT per space.

Over/...

DESCRIPTION

Opportunity to lease a fabulous first floor suite in this modern purpose-built detached office which occupies a highly prominent corner position on the outskirts of Douglas Town Centre. The first floor suite benefits from a large open plan area, 6 separate offices, reception area and server room. CAT 5 perimeter trunking is installed along with suspended ceiling and LED lighting.

LOCATION

The property is extremely well located on a prominent corner plot immediately opposite both B&Q and the Jackson's Car Dealership, adjacent to the Post Office Headquarters on Cooil Road, Braddan just outside Douglas. From Douglas town centre, the property is accessed via the new roundabout on the Cooil Road and is clearly visible on the right-hand side.

ACCOMMODATION

First Floor Suite – Approx 1,825 sq ft.

- Open Plan Area
- 6 Individual Suites
- Server Room
- Shared kitchen and WCs

Ground Floor Room 1 – 225 sq ft

Ground Floor Room 2 – 300 sq ft

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge of £7.50 psf which includes electricity, heating, daily cleaning, building insurance and rates. Tenant to be responsible for own contents 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.

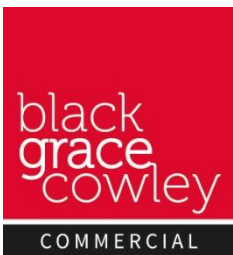
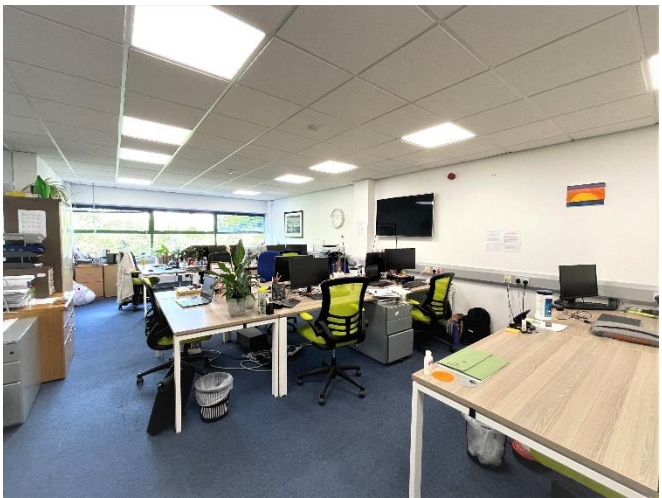
LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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





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