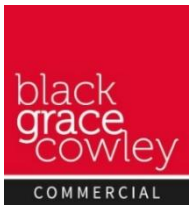


TO LET - MODERN OFFICE SUITES



Ranging from 88 sq ft – 231 sq ft - All Inclusive Rents (see below)

Elite House, Cooil Road, Braddan



- Opportunity to rent a room in this fabulous modern building in a superb roadside site close to Douglas Town Centre – adjacent to the Isle of Man Business Park.
- Comprising stunning glass entrance hall with open aluminium staircase. Separate rooms available on an All Inclusive rent (+ VAT).
- The ground floor has a contemporary lobby area with shared kitchen and breakout room fitted out to a exacting standard.
- Passenger lift. CAT 5 Cabling. Shared Wifi included in rent.
- Car parking spaces available at £60 + VAT per month per space.

Pricelist Over/...

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

Ground Floor

Front suite	16.01 x 14.02 (230 sq ft)	£700 p/m
Side suite	10.05 x 15.01 (165 sq ft)	£400 p/m
Rear suite	13.09 x 16.07 (231 sq ft)	£600 p/m

First Floor

Suite 1	9.01 x 9.07 (88 sq ft)	£400 p/m
Suite 2	10.10 x 9.01 (100 sq ft)	£400 p/m
Suite 3	15.11 x 13.9 (220 sq ft)	£500 p/m
Suite 4	11.07 x 14.06 (169 sq ft)	£350 p/m
Suite 5	23.10 x 7.09 (185 sq ft)	£550 p/m
Suite 6	7.07 x 14.10 (114 sq ft)	£400 p/m
Suite 7	14.08 x 7.08 (114 sq ft)	£400 p/m
Suite 8	14.07 x 7.09 (114 sq ft)	£400 p/m
Suite 9	16.01 x 11.07 (188 sq ft)	£550 p/m

LEASE TERMS

New leases are available on an All Inclusive basis. Tenant to be responsible for own IT cabling if they require own secure network. Tenant to insure own contents.

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

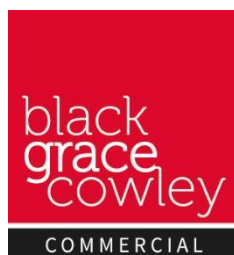
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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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