

TO LET



OFFICE SPACE – £14,000 pa excl. - Approximately 1,762 sq ft

Barrule House, Ronaldsway Industrial Estate, Ballasalla



- Office accommodation arranged over two floors, available on the Ronaldsway Industrial Estate.
- Ideally located close to Ronaldsway Airport and only 15 minutes from the centre of Douglas.
- 4 x Offices, Boardroom and Meeting Room.
- WCs and Disabled WC with Kitchens to both floors.
- Ample parking available to front of property.
- Available for immediate occupation.

Over/...

DESCRIPTION

Great opportunity to take a lease on this office space at Ronaldsway Industrial Estate.

LOCATION

Travelling from Ballasalla past Ronaldsway Airport, turn right at the roundabout, past the Sefton Express Airport Hotel and continue round to the South West corner of the estate. Turn left at the IOM Post Sorting Office, where the building can be found at the end of the road on the right-hand side.

ACCOMMODATION

Ground Floor

- Entrance Hall
- 4 x Offices
- Kitchen
- Staffroom
- Ladies, Gents & Disabled WCs

First Floor

- Boardroom
- Meeting Room
- Kitchen

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. Oil fired central heating.

TENURE

Vacant possession on completion of legal formalities.

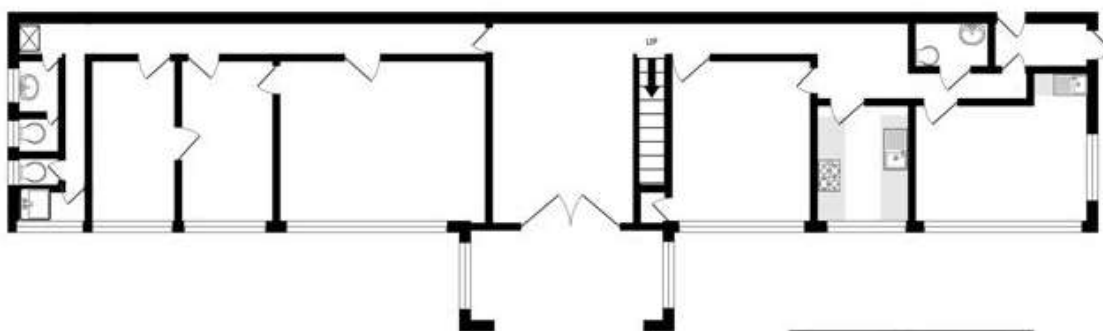
LEGAL FEES

Each party to pay their own legal fees.

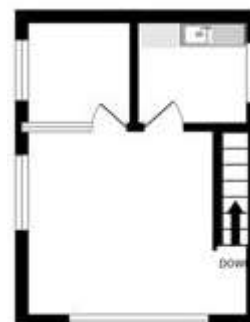
VIEWING

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

GROUND FLOOR



FIRST FLOOR



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

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