

TO LET – Self-Contained Office



Rent: £10,000 pa (£833.33 per month) + VAT - Approximately 730 sq ft

Rural Industrial Estate, Peel Road, Braddan



- Recently refurbished modern Office Building available on the outskirts of Douglas.
- Reception area, open plan space & four offices, kitchen and WC.
- Parking for up-to four vehicles included.
- Available for immediate occupation on completion of all legal formalities.

Over/...

DESCRIPTION

Opportunity to lease this recently renovated office building on the outskirts of Douglas. The property benefits from reception area, four offices, kitchen, WC and parking for up-to four vehicles.

LOCATION

Travelling along Peel Road, continue straight ahead at The Quarterbridge roundabout, past Braddan Church. Take the turning on the right (by the pink digger) just before Snugborough Trading Estate. The property can be found straight ahead.

ACCOMMODATION

Approximately

- Reception Area
- 4 x Offices
- Kitchen
- WC

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard Internal terms. Tenant to pay rates. Landlord pays building insurance. Tenant to insure own contents.

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

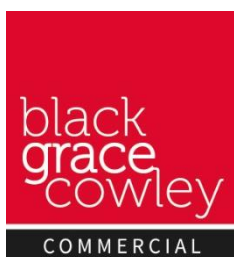
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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Black Grace Cowley Limited

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

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