

# TO LET

OFFICE SPACE - ALL INCLUSIVE RENT = £19.50 psf – NO VAT

## GLOBAL HOUSE, STATION ROAD, BALLASALLA, IM9 2AE



- Ground Floor Office suites available.
- Rent is inclusive of rates, insurance, electricity, heating and common area cleaning.
- Allocated on-site parking spaces are available at £500 per annum.
- Suites available for immediate occupation.

Over/...

## DESCRIPTION

Good opportunity to lease modern offices in this purpose built office building. There is a communal kitchen and separate ladies and gents WCs. Allocated on-site parking spaces are available for £500 per annum

## ACCOMMODATION

### Ground Floor Office Suites available -

- Suite 8 - Approx. 276 sq ft
- Suite 10 - Approx. 311 sq ft
- Suite 11 – Approx. 325 sq ft
- Communal Kitchen
- Separate Ladies & Gents WCs.

## LOCATION

Travelling into Ballasalla from Douglas take the left turn at the Whitestone roundabout, then turn left just before the railway lines. Global House is the first building on the left.

## SERVICES

Mains services are installed.

## TENURE

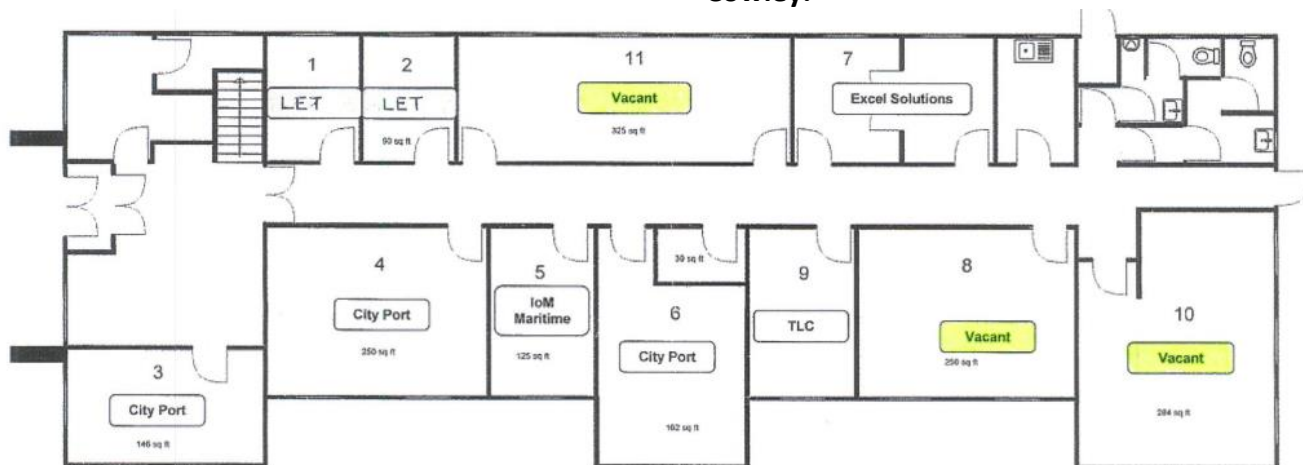
Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



Office Units available, Rent £19.50 psf (inclusive).

Shared use of the Kitchen and Toilet Facilities.

#### Rent includes the following:

- Rates.
- Insurance.
- Electricity.
- Heating.
- Cleaning to the Common Areas.

Not included: Waste Disposal Charges & any Telecom Charges.

Minimum Let: 36 months. 18 month break possible.

Rent payable monthly in advance.

Parking spaces available at £500.00 per space per annum.

Subject to Contract

black  
grace  
cowley

COMMERCIAL

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#### Black Grace Cowley Limited

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