

# FOR SALE or TO LET

**FLEXIBLE WAREHOUSE & OFFICE PREMISES** – Approximately 9,990 sq ft



**LEASEHOLD or FREEHOLD OFFERS INVITED**

**UNITS 24, 25, 28, 29 & 30, Phase 4, IOM BUSINESS PARK, BRADDAN**



## DESCRIPTION

An excellent opportunity to acquire a modern purpose-built office and warehouse property in the heart of the Isle of Man Business Park. The properties are now vacant, having been occupied by Lloyds Bank and Santander previously.

The complex comprises a central office building over three levels and totalling 6,225sqft, with lift access to all floors.

The offices are flanked on either side by two warehouse units, interconnecting with the offices, and with roller shutter doors to the front. There are 33 allocated on-site car parking spaces included with the building.

## LOCATION

Ideally located on The Isle of Man Business Park with surrounding occupiers including G4S; Manx Telecom; Zurich, and Canada Life.

The property fronts immediately onto the main estate road, with access to the accommodation being from the rear, where there are 33 allocated car spaces.

## ACCOMMODATION

- Main access to the **office space** [Units 28,29 & 30].
- Three floors of accommodation totalling **6,225sqft**, with lift and staircase access to all floors.
- Ladies, Gents and Disabled WC facilities in the common areas.
- Roller shutter doors to each of the **warehouse units** [Units 24 & 25], totalling **3765sqft**.
- Good eaves height suitable for installation of mezzanine floors, subject to any necessary approvals.
- Internal access doors to the ground floor office suite.

## CAR PARKING

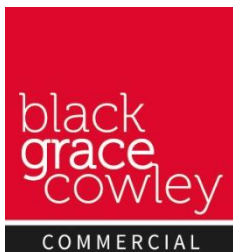
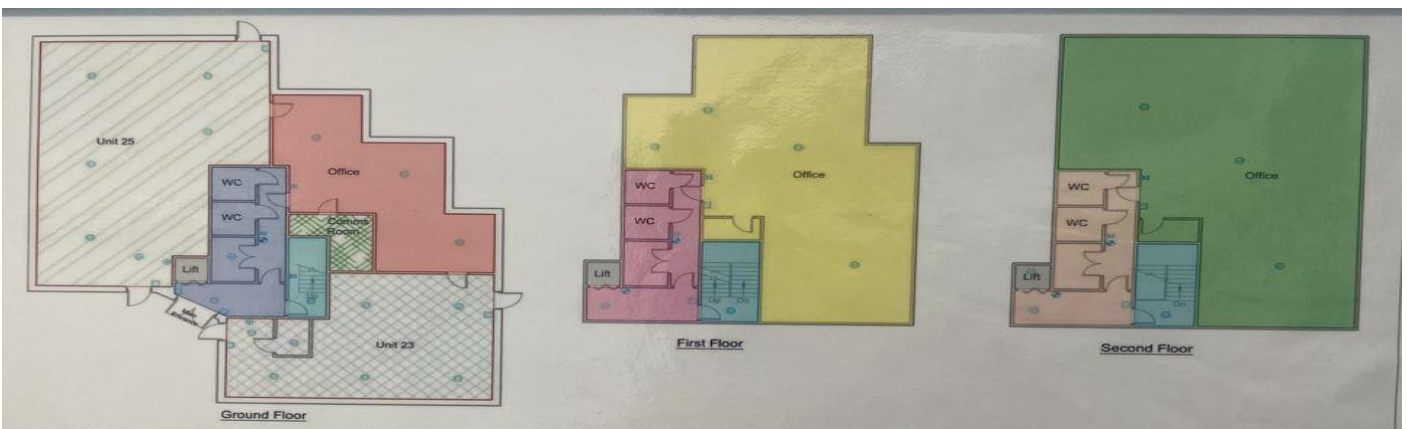
33 Allocated car parking spaces to the rear.

## POSSESSION

Vacant possession upon completion of all legal formalities.

## VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley**.



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