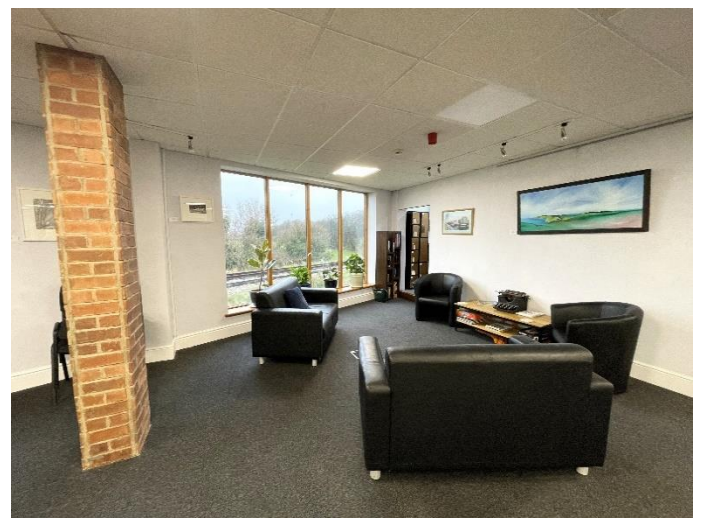
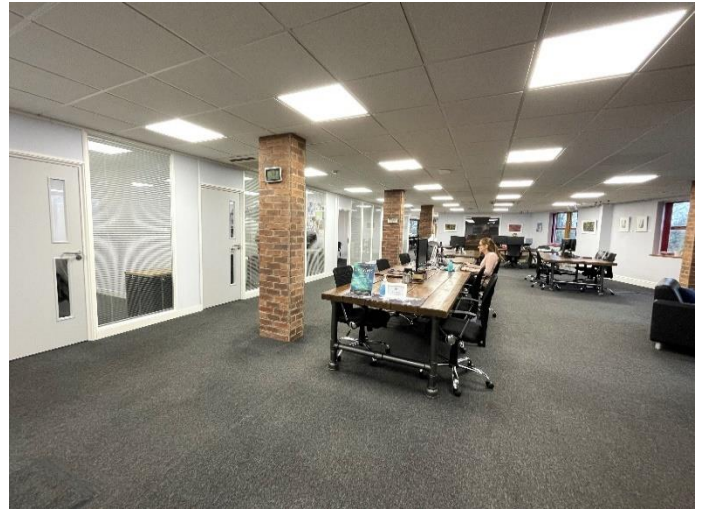


# TO LET



**SERVICED OFFICE SPACE WITH ALL-IN RENT / FLEXIBLE LEASE TERMS**

## The Engine House, Alexandra Road, Castletown



- Modern Serviced Office Suites and flexible work spaces available to fit your needs, in the heart of Castletown.
- Short distance from Ronaldsway Airport with free on-site parking.
- Fully furnished - Open plan office spaces / Private Offices / Hotdesks / Dedicated Desks / Meeting Rooms / Event Space.
- Fibre Optic cabling into the building with amazing break out areas and WCs to common areas.
- Available from for immediate occupation.

Over/...

## DESCRIPTION

Great opportunity to take a serviced office, fully furnished on a fixed monthly 'all-in' cost. There are two designated car parks and it's surrounded by free-on-street parking. Regular buses every 15 minutes and a short distance from the train station.

## LOCATION

Travelling along the A5 Road South from Ronaldsway Airport, continue onto Victoria Road at the roundabout. Follow the road to the next roundabout and take the second exit onto Alexandra Road, where the property can be found immediately on the right-hand side.

## ACCOMMODATION

The flexible office space comes with many benefits including:

- Free on-site parking
- Admin & IT Support
- Video Conferencing
- 24/7 CCTV
- Lockers / Fire Proof Safe
- High quality furniture
- No dilapidations at end of term
- Superfast Wifi
- Printing / scanning
- Secure shredding
- Postal options
- Kitchen facilities
- Refreshments
- Variety of meeting rooms available
- Full disabled access with ramps, lifts and WCs.

## 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 3month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

## SERVICES

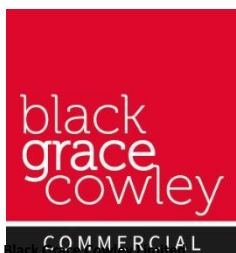
Mains services are installed.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



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**01624 645550**  
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