

# FOR SALE £1.5m/TO LET from £14 psf

## 3 x OFFICES & 2 x WAREHOUSES

INDIVIDUAL FLOORS & WAREHOUSE SPACE CAN BE TAKEN SEPARATELY

Office Space – from £14 psf + VAT - approx. 6,340 sq ft

2 Warehouses (each with WC & Shower) - £9 psf - approx. 3,757 sq ft / 33 Car Spaces

Units 24, 25, 28, 29 & 30, IOM Business Park, Braddan



- Modern office space with adjoining warehousing in the heart of the Isle of Man Business Park, Braddan.
- Each office floor can be taken separately.
- Central office building over three levels totalling 6,340 sq ft and two interconnecting warehouses – (with showers). The building has a passenger lift access to all floors.
- The Ground Floor Office has a substantial comms room – complete with comms cabinets and benefits from raised access floors and suspended ceilings. WCs on each floor.
- The two warehouses have electric roller doors and a new WC & Shower facility each.

## DESCRIPTION

An excellent opportunity to purchase a complete site or lease either office or warehouse space in this modern purpose-built building, in the heart of the Isle of Man Business Park. All warehouse spaces and office floors can be rented individually or as a combination of multiple floors or warehouse spaces. There are also on-site parking spaces available at additional cost.

The complex comprises of a central office building arranged over three levels with lift access and staircase to all floors, WCs and disabled WC facilities to the common areas. The property is flanked by two warehouse units (which interconnect with the offices), with toilet and shower facilities in each and roller shutter doors to the front. Great eaves height suitable for installation of mezzanine floors, subject to any necessary consents.

## LOCATION

Travelling past Cycle 360 from Cool Road, turn right onto Ballacottier Crescent and follow the road along, where the property can be found on the right-hand side at the junction with Barley Field Road.

## ACCOMMODATION

### Office Space

Office Space	Single floor only	2 or more floor incentive	Parking Spaces (£500+VAT per space)
Ground Floor (2090 sqft)	£35,530 (£17 psf) + VAT	£31,350 (£15 psf) + VAT	10
First Floor (2052 sqft)	£30,780 (£15 psf) + VAT	£28,728 (£14 psf) + VAT	10
Second Floor (2198 sqft)	£32,970 (£15 psf) + VAT	£30,722 (£14 psf) + VAT	9

### Warehouse Space

Warehouse Space	Single let	2 or more unit incentive
Unit 24 plus 2 parking spaces (1903)	19030 (£10 psf)	£17127 (£9 psf)
Unit 25 plus 2 parking spaces (1771)	17710 (£10 psf)	£15939 (£9 psf)



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## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms. 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.

## 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**.

### Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

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