

# TO LET

**2<sup>nd</sup> FLOOR OFFICE SPACE – £20 psf excl. - Approximately 1,612 sq ft**

Island House, IOM Business Park, Cooil Road, Braddan



- Modern 2nd Floor Office Suite available in this highly sought after location on the outskirts of Douglas, at the Isle of Man Business Park.
- 9 onsite car spaces included in the rent.
- Available on completion of all legal formalities.

Over/...

## DESCRIPTION

A rare opportunity to Lease this second floor office suite, right in the heart of the Isle of Man Business Park. The property offers Grade A space which includes integrated heating/cooling units, raised access floors and is wired with CAT 6 cabling. The front of the property overlooks the business park and benefits from stunning hillside views.

## LOCATION

Turning onto the Isle of Man Business Park from the Cooil Road roundabout, continue to the next roundabout and take the second exit, where Island House can be found on the left-hand side.

## ACCOMMODATION

**2<sup>nd</sup> Floor – Approximately 1,612 sq ft**

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge. Tenant to pay rates and building insurance and utility bills.

## 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

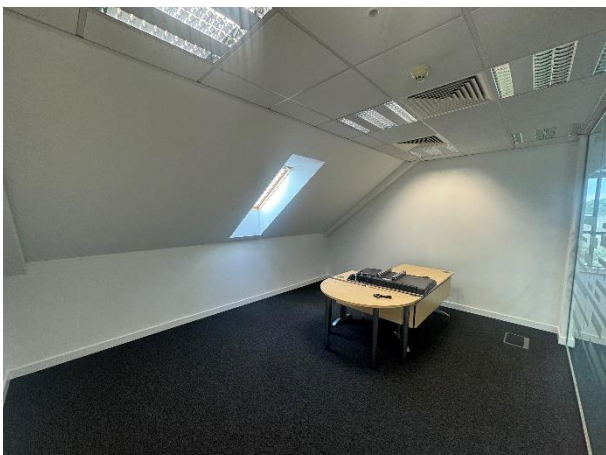
Vacant possession on completion of legal formalities.

## LEGAL FEES

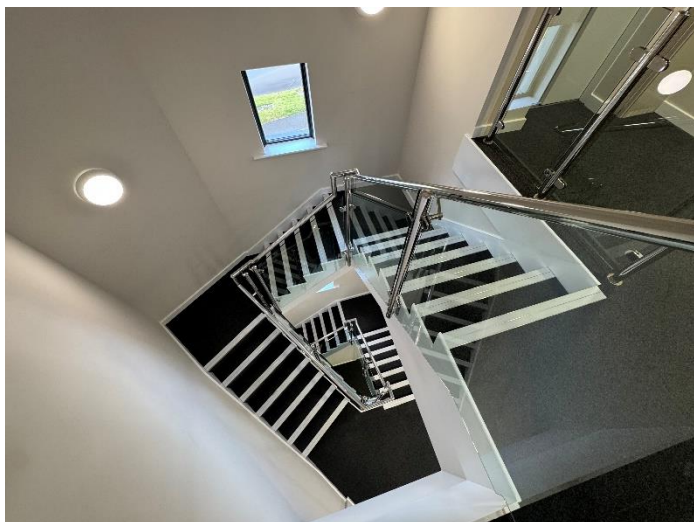
Each party to pay their own legal fees.

## VIEWING

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







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