

# TO LET

**OFFICE SUITE IN UNIQUE LOCATION - £2,000 per month - Approx 1,175 sq ft**

## Top Floor Suite, St John's Mill, Mill Road



- Available Immediately, fully furnished with 6 workstations
- Unique location in a beautifully converted mill, beside the River Neb
- Attractive, airy suite overlooking beautifully maintained gardens
- Mainly open plan suite with separate meeting room and office
- Small Kitchenette and staff area
- 6 Car parking spaces

Over/...

## DESCRIPTION

This Top Floor Office Suite is situated in a unique rural location adjacent to the popular Tynwald Mills retail complex.

The office is within a beautifully converted mill, in a peaceful location overlooking the Neb River.

## LOCATION

Travelling from Douglas towards Peel. Take the first right after Tynwald Hill in St Johns onto the Glen Mooar Road. Before going over the bridge, take a right turn signposted for Tynwald Mills. You will find St Johns Mill on your left, situated just past the popular retail complex on the Mill Road.

The dedicated car park for St Johns Mill can be found off the Poortown Road. At Ballacraigne Traffic lights take the A3 towards Kirk Michael. Take a left towards Peel on the Poortown Road. The car park is just around the corner on your left, and a pedestrian walkway across the river leads your way to St Johns Mill on your right.

## ACCOMMODATION

**Second floor suite** [approx. 1,175 sq ft]

Mainly open plan with separate meeting room, private office, and staff area with small kitchenette.

A very attractive, fully furnished, light and airy suite overlooking beautifully maintained gardens and the river.

Emergency escape staircase to the rear.

6 parking spaces in Poortown Road car park, disabled space immediately outside the building.

This suite benefits from being part of one of the Island's leading training and meeting venues; additional facilities for meetings, marketing and conferences (including catering) can be supported by a professional team as and when required.

## LEASE TERMS/REPAIRING OBLIGATIONS

Available on a new lease from June 2025

Initial rent of £2,000 per month including 6 Car Spaces, plus service charge covering rates, building insurance and communal costs.

## 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 returnable upon satisfactory expiry of the lease.

## SERVICES

Fully cabled and wired [Cat 5]

[IT infrastructure situated above the suite in the roof space]

Lift to first floor level

Ladies and Gents toilets in the common areas

Additional catering facilities or use of other parts of the building available by arrangement.

## TENURE

Leasehold.

## POSSESSION

Vacant possession on completion of legal formalities.

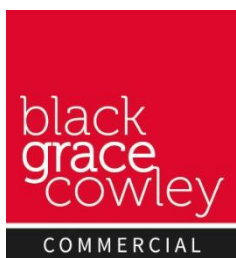
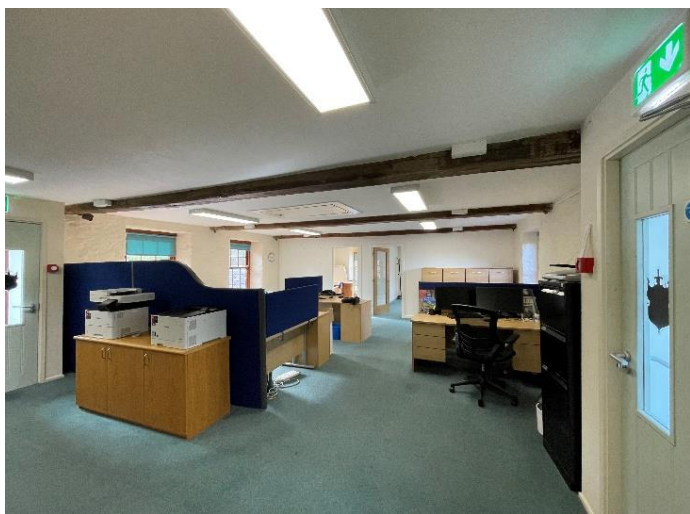
## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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

Over/...



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#### Black Grace Cowley Limited

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