

MODERN OFFICE SPACE

GROUND FLOOR SUITE – £18 psf excl. service charge - NO VAT ON RENT - Approx. 1,806 sq ft

EuroManx House, Isle of Man Freeport, Ballasalla



- Modern Ground Floor Office Suite in a prestigious office building.
- **NO VAT ON RENT.**
- Conveniently located next to Ronaldsway Airport at Isle of Man Freeport in Ballasalla.
- 4 car parking spaces included in the rental fee.
- Located within the Isle of Man Freezone with potential to designate as a Customs Site (benefitting from simplified customs procedures and no import tariffs/VAT).
- Available immediately.

Over/...

DESCRIPTION

This fabulous building boasts high specification office accommodation arranged over three floors with an impressive entrance lobby, glass lift serving all levels, state of the art technology and sustainability measures.

The property also benefits from VRV comfort cooling and heating system, suspended ceilings, integral lighting, double glazed windows, and power provision via skirting trunking.

Euromanx House is one of the few buildings located within the Isle of Man Freezone. Disignation of the suite as a customs site, may have benefit to any businesses with an import and export element, a storage element (i.e. high value goods) or fabrication/manufacturing element, even if that is off-site through temporary removal from Freezone.

Further information available from the Landlord on request.

LOCATION

The Isle of Man Freeport is situated immediately adjoining the Island's only airport – Ronaldsway, providing excellent links in and out of the Island. Travelling south from Ballasalla take the left turn at the roundabout into Ronaldsway Airport. At the next roundabout turn left again and follow the road round to the right where Euromanx House can be found on the the left hand side.



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ACCOMMODATION

- Ground Floor Suite – Approx 1,806 sq ft
- Ladies and Gents WC's.

LEASE TERMS/REPAIRING OBLIGATIONS

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

RENT REVIEWS

Three yearly upward only rent reviews. Best of RPI or open market rate.

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

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