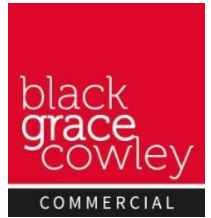


TO LET



GROUND & FIRST FLOOR OFFICE SPACE – £20 psf + VAT - Grd 1,835 sq ft / 1st 1,760 sq ft.

Island House, IOM Business Park, Cooil Road, Braddan



- Modern Ground and First Floor Office Suites available in this highly sought after location on the outskirts of Douglas, at the Isle of Man Business Park. Suites are available separately.
- Floor to ceiling double glazed windows, raised access floors, heating/air conditioning ceiling units, LED lighting ceiling panels. Glass partitioned Office, Boardroom and modern kitchen within suite.
- Onsite car spaces included in the rent.
- Available on completion of all legal formalities.
- Floors can be rented separately.

Over/...

DESCRIPTION

A rare opportunity to lease either a ground or first floor office suite (can be taken separately or together), 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. The floors can be rented out separately or together.

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.

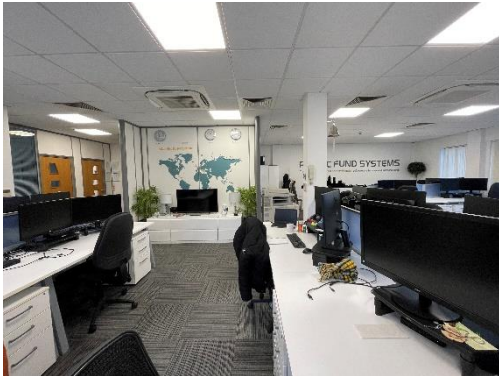
ACCOMMODATION

Ground Floor – Approximately 1,835 sq ft

First Floor – Approximately 1,760 sq ft

LEASE TERMS/REPAIRING OBLIGATIONS

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



Sharon Gelling
Commercial Department
01624 645550
sharon@blackgracecowley.com
Ben Quayle
Commercial Department
01624 645550
ben@blackgracecowley.com



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

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