

TO LET - UNIT WITH OFFICE & WAREHOUSING

Ground Fl Gross – aprox. 1,700 sq ft with Half Mezzanine in Addition – £37,000 pa + VAT

Unit B2, Eden Business Park, Braddan



- Rare opportunity to lease this modern purpose-built unit on the sought-after Eden Business Park Estate in Braddan.
- The unit is fully fitted out to a very high standard and comprises of ground floor entrance lobby, ground floor office, modern grey gloss fitted kitchen/breakout room, WCs and warehousing to the rear. The mezzanine provides office space (floor to ceiling glazing) and further storage space (with staircase link to the ground floor warehouse - see floorplan over). 5 allocated parking spaces at rear come with the unit. 3 phase electrics and electric roller shutter door at rear. Full height glazed panelling at front.
- The unit is fully electric with a Solar Pv & Tesla Battery Storage System and has the huge benefit of air conditioning/mechanical ventilation, electric heating and an air source heat pump.
- The office space is carpeted, has suspended ceilings with LED lighting panels and is cabled with CAT 6 cabling.
- Eden Park is opposite the Isle of Man Business Park close to Douglas Town Centre.

Over/...

DESCRIPTION

Unit B2 Eden Business Park – GIA 1,700 sq ft

LOCATION

Travelling out of Douglas on the New Castletown Road, turn right at the Cooil Road Roundabout onto Cooil Road. Continue through the next roundabout past Jacksons where the entrance to Eden Park, is the second turning on the left.

ACCOMMODATION

Ground Floor Front – Glazed doors into entrance lobby, reception office, kitchen/breakout room & WC to the front half

Ground Floor Rear - Warehouse storage (full height) to rear half (roller shutter door at rear), Stairs to mezzanine storage.

1st Floor Mezzanine Front – Office, WC, additional storage.

Floorplan Over

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms. Tenant to pay rates in addition.



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

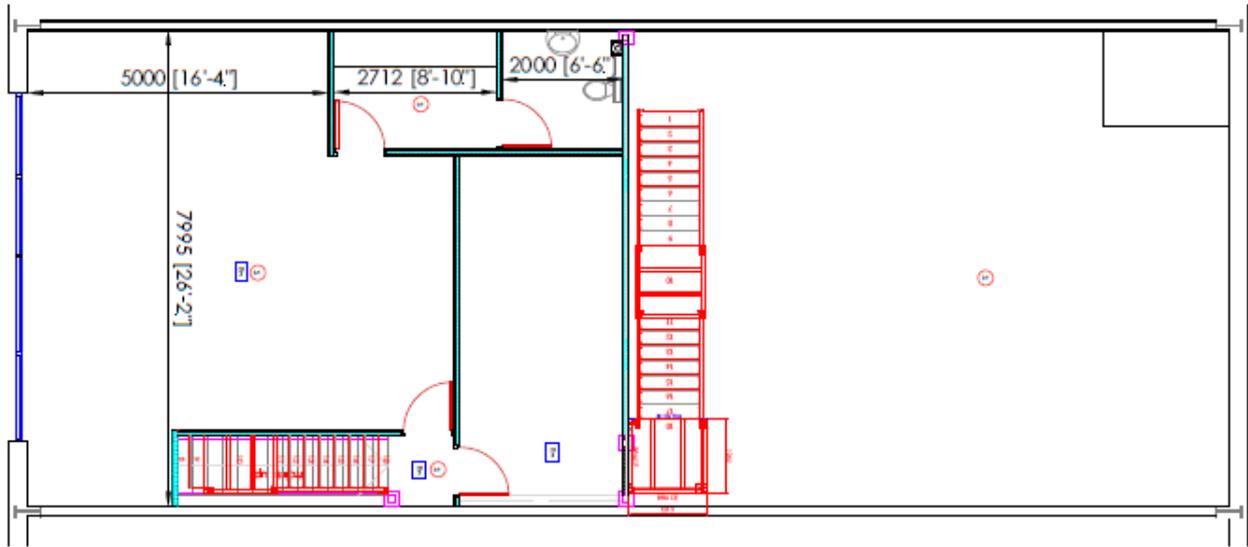
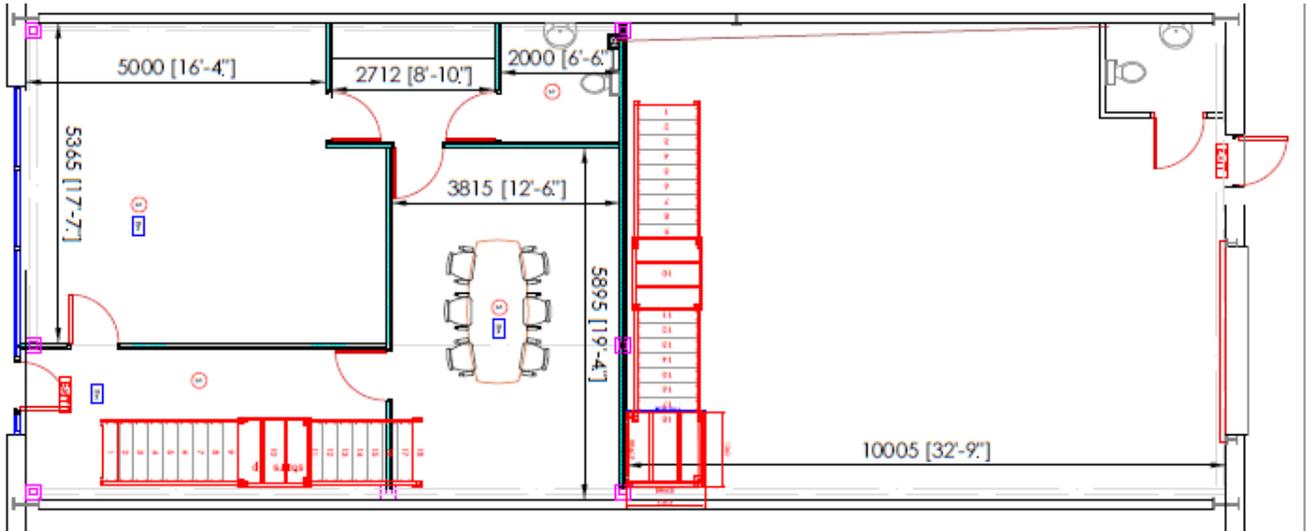
Each party to pay their own legal fees.

VIEWING

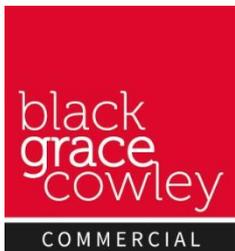
Strictly by appointment through **Black Grace Cowley**.



Floorplan Over/...



Subject to Contract



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