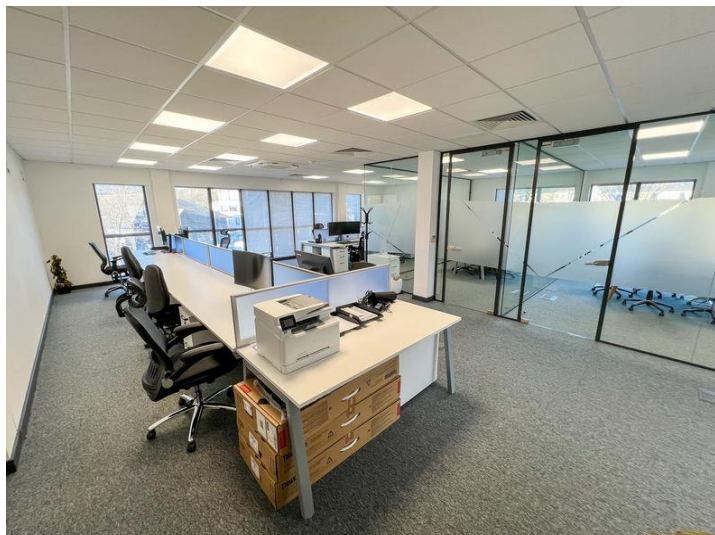


TO LET



FIRST FLOOR OFFICE SPACE – £20 psf + VAT - 1,760 sq ft.

Island House, IOM Business Park, Cooil Road, Braddan



- Modern Office Suite available in this highly sought after location on the outskirts of Douglas, at the Isle of Man Business Park.
- Floor to ceiling double glazed windows, raised access floors, heating/air conditioning ceiling units, LED lighting ceiling panels. Glass partitioned Offices, 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 a first 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. 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

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.

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

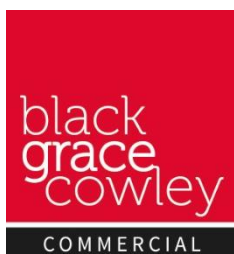
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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

Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Black Grace Cowley or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.