

TO LET – Modern Office Suite

INCLUSIVE OF UTILITIES/RATES + MORE – £25 psf + VAT

Approximately 2,200 sq ft (GIA)

1st Floor Global House, Isle of Man Business Park, Braddan



- **RENT INCLUSIVE OF:**
Electricity/Oil/Rates/Building Insurance/Boiler & Fire Alarm Servicing/Parking.
- 1st floor available in this modern office building on the prestigious Isle of Man Business Park. Comprising of reception area, open plan working space, boardroom, six offices, store room, kitchenette, WCs and shower facility. The suite can come with furniture if required. Parking for 10 car spaces are included in the rent.
- The suite has windows on three elevations so enjoys lots of natural light.
- The suite benefits from a raised floor access and is cabled with CAT 5 but tenants are to arrange own internet provider, office cleaner, and contents/public liability insurance.

Over/...

DESCRIPTION

Purpose built building, located in an elevated location at the top of the Isle of Business Park. This is a highly sought after location is home to other large occupier's IOM headquarters including Canada Life, Zurich, Dandara, IFGL, Manx Utilities and Manx Telecom.

LOCATION

Turning onto the Isle of Man Business Park from the Cooil Road roundabout, continue to the next roundabout passing Zurich. Turn left just past Canada Life, then bear right into the Global House car park.

ACCOMMODATION

Access via main entrance with stairs up to 1st floor.

Lobby area with storage room and WCs/Shower.

Door into;

Reception room leading into open plan working area with boardroom and five offices along the left hand side, with a further office and kitchenette at the top end.

SUB-LEASE TERMS

A new sub-lease is available on completion of the legal paperwork.

DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee will be required if the lease is being taken in the name of a Limited Company.

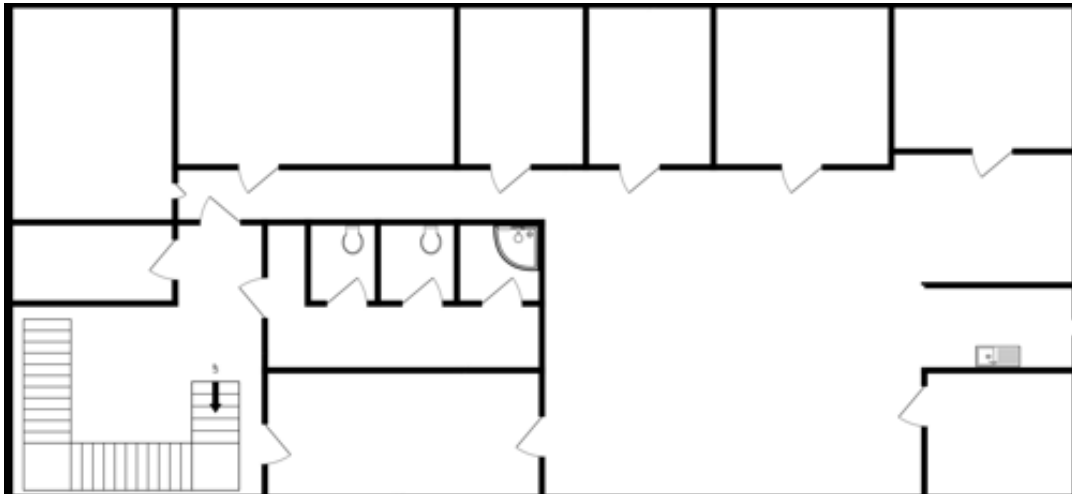
A 3 month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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