

TO LET

SUPERB MODERN DETACHED OFFICE BUILDING

Approx. 6,108 sq. ft + 30 Car Spaces | To Let: £22.00psf pa excl. of VAT

ARTEMIS HOUSE, ISLE OF MAN BUSINESS PARK, DOUGLAS



Modern purpose-built detached office building occupying a prominent main road position on the popular Isle of Man Business Park.

Benefitting from a high specification and a large car park for circa 30 vehicles, the Grade A accommodation is arranged over two floors with attractive reception, and a mix of open plan and private offices, with meeting rooms and a large server room. Most interior walls are non-structural to allow a flexible office layout.

The building is served by a lift and has a modern air conditioning system, together with an extensive roof mounted solar array, monitored by a SolarEdge platform.

Additional off-site car spaces are available within 50m of the building.

The property is presented in excellent order, and available for immediate occupation.

Over/...

ACCOMMODATION:

Ground Floor:

Glazed Entrance Porch, Leading to attractive Reception Area.

Inner Hall with Lift to the First Floor and giving access to the **Board Room; Ladies and Gents Toilets**, and the **Server Room**.

Open Plan Office area, with small kitchenette facility and **five good sized private Management Offices**.



First Floor:

Open Plan Offices in two main sections; three **Private Offices**; and two good sized **Meeting Rooms**.

Ladies and Gents Toilets.

Ladder hatch giving access to Roof Space.



EXTERNAL:

Attractive landscaping around the building, and 30 car spaces arranged to the east and west gables.

Covered bicycle area. Air Conditioning plant to the rear of the property.

Extensive roof mounted solar array.



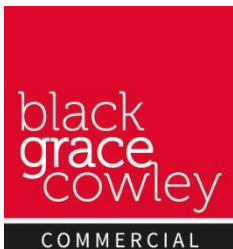
LEASE TERMS:

A new medium to long term lease is available on standard institutional terms.

Rents to be based of £22.00psf for the office space and £500 per car space [all exclusive of VAT]

FLOOR PLANS:

Overleaf



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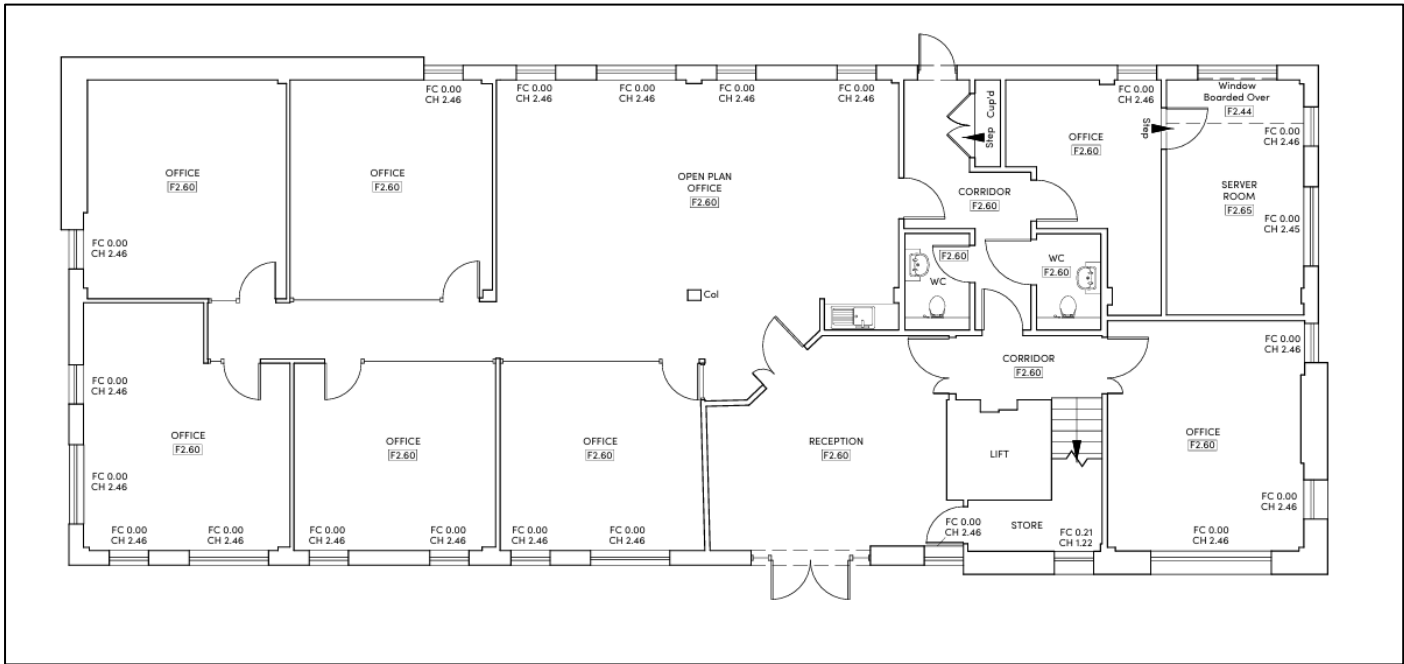
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Ground Floor Plan



First Floor Plan

