

TO LET



UNIQUE OFFICE SUITE – £14,080 pa excl. - Approximately 704 sq ft

The Jet Centre, Ronaldsway Airport



- Unique Office Suite available for Immediate Occupation
- Self-contained, Open-plan suite
- Situated within the grounds of Ronaldsway Airport
- 2 Car Parking Spaces available
- Reception Facility, including Waiting Room and Staffroom
- Available Immediately

Over/...

DESCRIPTION

Situated in the Modern Jet Centre Building within the grounds of Ronaldsway Airport, this attractive self-contained, first floor suite is available for immediate occupation.

With 2 car parking spaces available, the suite extends to approximately 704 sq. ft and enjoys excellent views over the airport and surrounding farmland.

LOCATION

Travelling through Ballasalla towards Castletown, Ronaldsway Airport can be found by turning left at the roundabout and continuing through the airport road to where the Jet Centre can be found at the Southern end of the complex.

ACCOMMODATION

Ground Floor Reception facility:

Waiting area with staffroom and lift to the first floor. Ladies and gents toilet facilities (with disabled toilet on the ground floor).

Self-contained Office Suite (approx. 27'4 x 26'05)

Attractive open plan office suite with raised access computer flooring, suspended ceilings and lights. Computer cupboard. Fitted Kitchen.

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available for a minimum term of 12 months with up to 2 car parking spaces available @ £1000 per space per annum exclusive.

The suite is available for immediate occupation at a commencing rental of £14,080 pa exclusive of VAT and Service Charge.

- A fixed service charge is payable covering communal costs
- Electric billed separately.

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.

TENURE

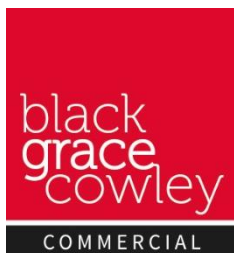
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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

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