

# TO LET



**OFFICE SPACE – £14,000 pa - NO VAT - Approximately 822 sq ft**

## Granite House, Bridge Road, Ballasalla



- **NO VAT ON RENT**
- Modern purpose-built office building, short distance from Ronaldsway Airport and only 15 minutes from Douglas.
- Reception area, five office suites, kitchen and separate ladies and gents WCs.
- Onsite parking for three vehicles included in the rent.
- Available from end of February 2024, or sooner by agreement.

Over/...

## DESCRIPTION

An opportunity to take a new lease on this purpose-built office premises located in Ballasalla, a short distance from Ronaldsway Airport and only 15 minutes from Douglas. Private parking on site for 3 cars.

## LOCATION

Travelling from Douglas on the New Castletown Road, continue into Ballasalla in the direction of Ronaldsway Airport. At the Whitestone roundabout turn right and continue past the Malew Commissioners offices. Turn left at the next roundabout onto Bridge Road. The property can be found further down on the left-hand side, set back off the road.

## ACCOMMODATION

**Ground Floor – Approximately 822 sq ft**

- Entrance Porch
- Reception Area
- 5 x Office Suites
- Kitchen
- Ladies & Gents WCs



## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on internal repairing and insuring terms. Rates, building insurance and waste disposal charges in addition.

## RENT REVIEWS

Standard three yearly upward only rent reviews.

## SERVICES

Mains services are installed. Oil fired central heating.

## TENURE

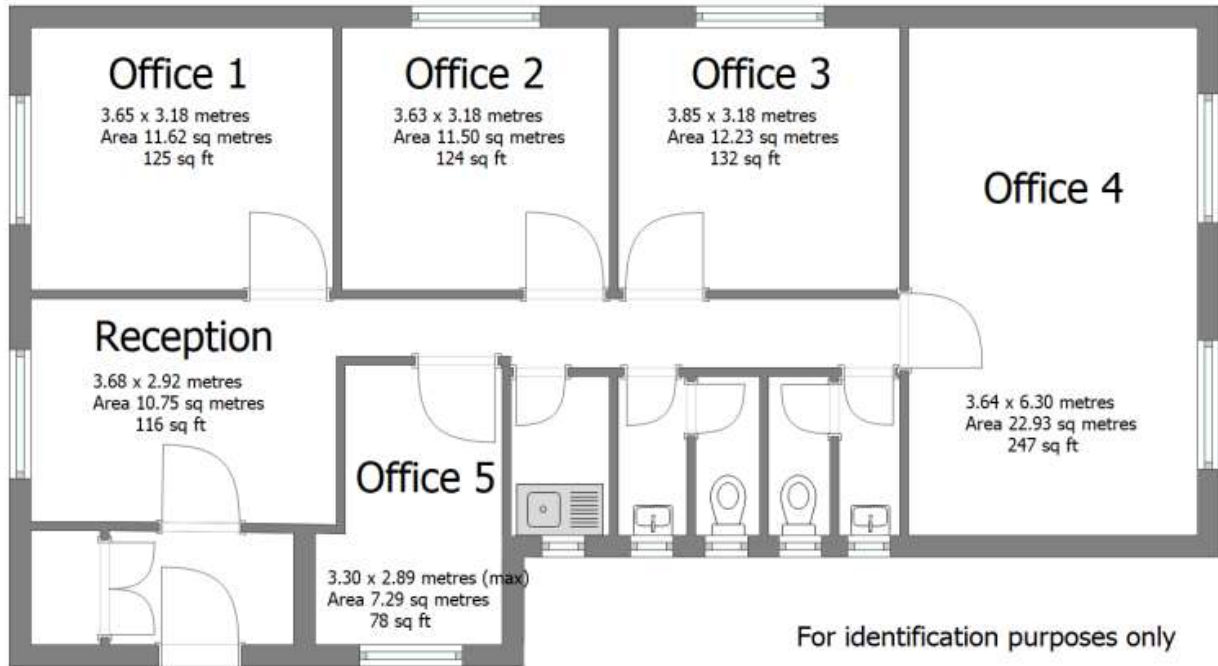
Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



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