

# TO LET

## OFFICE SPACE WITH ANCILLARY WAREHOUSING

Office Space - £18 psf + VAT - approx 6,340 sq ft

Warehouses - £8.50 psf + VAT - approx 3,757 sq ft / 33 Car Spaces

Units 24, 25, 28, 29 & 30, IOM Business Park, Braddan



- Great opportunity to Lease modern office space with adjoining warehousing in the heart of the Isle of Man Business Park, Braddan.
- The complex comprises of a central office building over three levels totalling 6,340 sq ft and two interconnecting warehouses . The building has a passenger lift access to all floors.
- The building was formerly occupied by one company and therefore has a substantial comms room on the ground floor – complete with comms cabinets.
- The offices benefit from raised access floors and suspended ceilings. WCs on each floor.
- The Warehouse Units have with roller shutter doors and separate pedestrian doors to the front.
- 33 allocated on-site car parking spaces available and included in overall cost.
- Available for immediate occupation.

## DESCRIPTION

An excellent opportunity to lease this modern purpose-built office building and warehouse facilities in the heart of the Isle of Man Business Park.

The complex comprises of a central office building arranged over three levels with lift access and staircase to all floors, WCs and disabled WC facilities to the common areas. The property is flanked by two warehouse units (which interconnect with the offices), with roller shutter doors to the front. Great eaves height suitable for installation of mezzanine floors, subject to any necessary consents. There are also 33 allocated on-site parking spaces available.

## LOCATION

Travelling past Cycle 360 from Cooil Road, turn right onto Ballacottier Crescent and follow the road along, where the property can be found on the right-hand side at the junction with Barley Field Road.

## ACCOMMODATION

OFFICE SPACE	Subject to Contract
Ground Floor	Approx 2,090 sq ft
First Floor	Approx 2,052 sq ft
Second Floor	Approx 2,198 sq ft
WAREHOUSE SPACE	
Unit 3	Approx 1,854 sq ft
Unit 4	Approx 1,903 sq ft

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms. Tenant to pay rates and insurance.

## 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

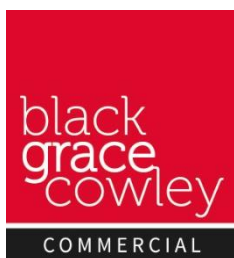
Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



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### Black Grace Cowley Limited

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