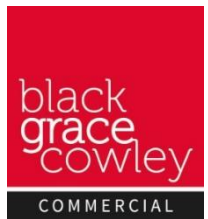


TO LET – OFFICE & WAREHOUSE

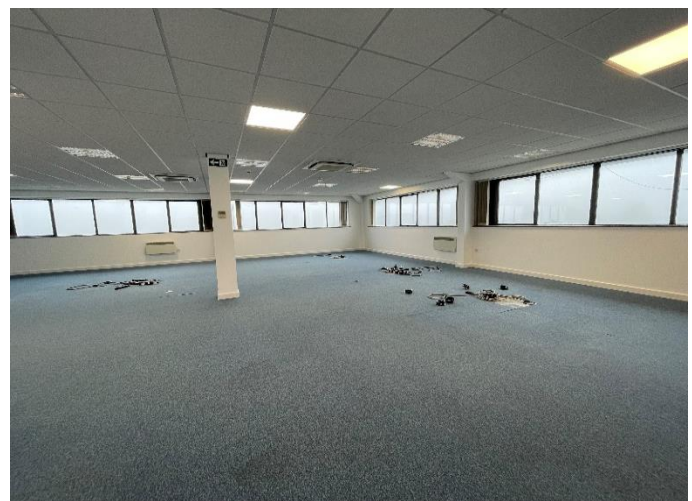
FLOORS & WAREHOUSE CAN BE TAKEN SEPARATELY



Office Space - £20 psf + VAT - approx 6,340 sq ft

X 2 Warehouses (each with WC & Shower) - £9 psf - approx 3,757 sq ft / 33 Car Spaces

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



- Modern office space with adjoining warehousing in the heart of the Isle of Man Business Park, Braddan. The spaces can be let separately.
- Central office building over three levels totalling 6,340 sq ft and two interconnecting warehouses – (with showers). The building has a passenger lift access to all floors.
- The Office has a substantial comms room on the ground floor – complete with comms cabinets and benefits from raised access floors and suspended ceilings. WCs on each floor.
- The two warehouses have electric roller doors and a new WC & Shower facility each.
- 33 allocated on-site car parking spaces available and included in overall cost.

DESCRIPTION

An excellent opportunity to lease either office or warehouse space in this modern purpose-built building, in the heart of the Isle of Man Business Park. There are also 33 allocated on-site parking spaces available.

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 toilet and shower facilities in each and roller shutter doors to the front. Great eaves height suitable for installation of mezzanine floors, subject to any necessary consents.

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 24	Approx 1,903 sq ft
Unit 25	Approx 1,854 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

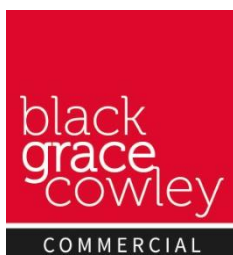
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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