

TO LET



OFFICE SPACE – £21,000 pa NO VAT - Approximately 1,211 sq ft in total

Shannon Court, 3/4 Commerce House, Bowring Road, Ramsey



- Fabulous single storey Office Suite available in the centre of Ramsey.
- Convenient for all the local amenities and within easy walking distance of the main retail centre.
- 2 x offices, Air-conditioned Boardroom, Reception Area, 2 x Storage Rooms.
- Rear car park with parking for up to 4 vehicles.
- Available for immediate occupation on completion of all legal formalities.

Over/...

DESCRIPTION

An excellent opportunity to lease a well-located office suite in the centre of Ramsey. The property is single storey, with large reception area, 2 x offices, air-conditioned boardroom and storage areas. There is also a kitchen and newly refurbished ladies & gents WCs. It also benefits from a rear car park for 4 vehicles.

LOCATION

Travelling through the centre of Ramsey from the Mountain Road, continue to Bowring Road, where the property can be found on the right-hand side opposite Tesco car park.

ACCOMMODATION

Ground Floor – Approximately 1,211 sq ft

- Office – Approx 185 sq ft
- Rear Office – Approx 367 sq ft
- Boardroom – Approx 185 sq ft
- Reception Area – Approx 275 sq ft
- 2 x Storage Rooms – Approx 164 sq ft
- Kitchen – Approx 35 sq ft
- Newly refurbished Ladies and Gents WCs

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.

SERVICE

Mains services, oil fired central heating and fire alarm system are installed.

TENURE

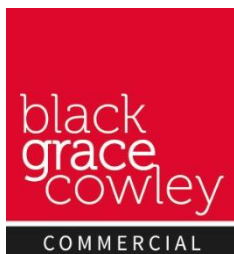
Vacant possession on completion of legal formalities.

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

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

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