

Retail
Development
Industrial
Investment
Office



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FOR SALE INVESTMENT OPPORTUNITY

Island House, Isle of Man Business Park,
Douglas, Isle of Man, IM2 2QZ
Asking price: £1,100,000



- Purpose Built Modern Offices
- Approx. 5,207 sq ft
- 33 onsite parking spaces
- Located in Popular Business Park Location
- Rent: £62,182 per annum with a potential to increase to £97,382 when fully let
- Potential gross yield of 8.85% when fully let

Description

A unique opportunity has arisen to purchase this prime freehold office building occupying a prominent position in the prestigious Isle of Man Business Park.

Split over 3 floors, Island House comprises of a modern grade A office of 5,207 sq ft benefiting from raised access floors, suspended ceilings, LED lighting, door entry system, heating and cooling systems, excellent natural light, attractive entrance foyer and common parts and is served by a lift. High specification finishes both internally and externally.

33 onsite parking spaces are provided at the front of the building.

Current rent of £62,182 per annum with a potential rent of £97,382 per annum following the leasing of the vacant first floor. Potential gross yield of 8.85% when fully let.

LOCATION

Travelling from Douglas on Peel Road, turn left at the Quarterbridge roundabout onto the new Castletown Road. Turn right at the Cooil Road Roundabout over the next roundabout passing Jacksons Car showroom on your left. Turn right at the next roundabout in to the Isle of Man Business Park where the office building can be found approximately 500 yards along on your right hand side beside the next roundabout.

ACCOMMODATION

The property comprises a three storey semi-detached office building comprising three office suites with onsite car parking. Access to upper floors is via lift or stairs.

Ground floor: reception area, disabled wc, open plan office and partitioned private offices, store room and kitchen.

First floor: landing, ladies wc, open plan office with kitchen area, partitioned private offices and server room.

Second floor: landing, male and female wc's, open plan office with partitioned private offices, kitchen and store room.

Outside: There are lawned garden areas surrounding the property, bin store, bike store, and approximately 33 car parking spaces in a large car park with access shared with

neighbouring properties, Marquis House and Compass House.

Net lettable area is approximately 483.92sqm (5,207sqft).

SERVICES

Mains services are installed.

VIEWINGS

Strictly by appointment with Chrystals.

