

Retail
Development
Industrial
Investment
Office



31 Victoria Street, Douglas
Isle of Man, IM2 1SE

Phone: 01624 625100

Email: commercial@chrystals.co.im



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TO LET MODERN OFFICES

Global House, Douglas Road
Ballasalla, IM9 2AE



- Rent: £15psf excl.
- Area: 3,066 sq ft

Description

Immaculate self-contained office extending 3,066 sq ft offering a modern open plan working environment with 9 on-site car parking spaces. The office is close to the Isle of Man Airport and only 15 minutes' drive from Douglas.

Location

Global House is located on Douglas Road, Ballasalla on the main arterial route from Castletown and the Airport to Douglas and the North of the Island. Travelling South from Douglas, the property is accessed by taking a left just before the rail crossing on Douglas Road, Ballasalla.

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Accommodation

The self-contained office suite extends 3,066 sq ft and comprises reception area, large open plan office with directors' office, two meeting rooms, break out area, kitchen and separate ladies/gents WC's.

The office benefits from LED strip and panel lighting, perimeter cabling with CAT5 cabling and two balconies to the front.

Rent

First Floor

3,066 sq ft @ £15psf = £45,990 per annum.

We understand that there is no VAT chargeable on the rent.

Parking

9 on-site car parking spaces are included within the rent.

Lease Terms

A new lease is available on effective full repairing and insuring terms via a service charge for a minimum term of 3 years.

Service charge includes rates, insurance, oil heating and electricity, all proportioned on a square footage basis.

Services

All mains services are connected.

Possession

There is an existing lease in place until 28th February 2018, however vacant possession could be provided sooner by mutual agreement and on completion of all legal formalities.

Legal Costs

Each party to pay their own legal costs.

Viewing

Strictly by prior appointment through the Agents, **Chrystals Commercial**.



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