

Retail
Development
Industrial
Investment
Office



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Isle of Man, IM2 1SE

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TO LET MODERN OFFICE SUITE

First Floor, Elite House, Cooil Road
Douglas, Isle of Man, IM2 2SR
Rent: £34,725 per annum Excl.



- Area: 1,825 sq ft
- Situated close to Douglas Town Centre
- Modern first floor suite
- Open plan area, 6 suites and a reception area
- 12 parking spaces available

Description

A unique opportunity to lease this first floor modern office suite in a purpose built office on Cooil Road in Douglas. The property is well located and a short distance from Douglas town centre.

The first floor suite extends to 1,825 sq ft and benefits from a large open plan area, 6 suites, reception area, server room, raised access flooring, suspended ceiling and LED lighting.

Location

Travelling from Douglas town centre, the property is accessed via the new roundabout on the Cool Road and is clearly visible on the right hand side next to the Isle of Man Post office.

Accommodation

Modern open plan office that benefits from:

- 6 individual suites
- Reception area
- Server room
- Raised Accessed Floors
- Suspended Ceilings
- Cat 5 Cabling
- Shared Kitchen and WC's

Service Charge

£7.50 per sq ft service charge which includes:

- Electricity
- Heating
- Daily cleaning
- Rates.

Parking

12 parking spaces available at a cost of £650 + VAT per annum. Possibility of more spaces available if needed.

Services

All mains services are connected.

Possession

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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