

Retail  
Development  
Industrial  
Investment  
**Office**



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

Phone: 01624 625100

Email: [commercial@chrystals.co.im](mailto:commercial@chrystals.co.im)

## TO LET MODERN OFFICE SUITE

First Floor, Island House,  
Isle of Man Business Park, Douglas,  
Isle of Man, IM2 2QZ  
Annual rental of £35,200 Excl.



- Purpose Built Modern Office
- Approx. 1760 sq ft
- 11 allocated parking spaces
- Located in Popular Business Park Location

### Description

An excellent opportunity to lease this first floor office space in a modern purpose built office building on the popular Isle of Man Business Park on outskirts of Douglas.

The modern office extends to approximately 1760 sq ft and benefits from allocated parking, lift to all floors and comfort cooling.

Glass partitions are included in the rental.

## 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

### Ground Floor

Communal Entrance Hall with Lift.

### First Floor

Communal landing and general reception area.

Various office suites, meeting rooms, kitchenette and part open plan configuration. Comfort cooling, double glazed windows and blinds.

Area: 1760 sq ft.



## OUTSIDE

Dedicated on site car park serves the building, of which 11 spaces are allocated to this office.

Bike store.

## SERVICES

Mains services are installed.

## VIEWINGS

Strictly by appointment with Chrystals.