

# Retail Development Industrial Investment Office



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

Phone: 01624 625100 Email: commercial@chrystals.co.im





# TO LET MODERN SERVICED OFFICES

Unit 15E, Tromode Estate, Douglas, Isle of Man, IM4 4RG Rent from: £450 per month Excl.



- Serviced offices with various sized suites available
- Located on the popular Tromode Estate
- Rent includes rates, heating, internet fibre and electric
- Shared kitchen and WC's
- Storage options
- Parking spaces available at an additional cost

# Description

Situated in a convenient location on the outskirts of Douglas, Unit 15E provides private serviced office suites. The modern industrial building benefits from huge amounts of natural light creating an enjoyable and productive working environment.

www.chrystals.co.im

Electricity, heating, lighting, insurance, cleaning fibre internet and rates are all included in the rent. Shared kitchen and WC facilities.

Suites range from 198 sq ft to 478 sq ft. Storage options.

Parking spaces available at an additional cost.

### Location

Travelling down Johnny Watterson's Lane, Tromode Estate is situated at the bottom on the right hand side. Take a right turn into the estate and Unit 15E can be found at the end of the estate on the left.

### Accommodation

6 suites available:

 Suite 1
 198 sq ft

 Suite 2
 199 sq ft

 Suite 3
 215 sq ft

 Suite 4
 223 sq ft

 Suite 5
 253 sq ft

Suite 6 - 478 sq ft with additional

456 sq ft storage area

Ground floor storage area split into two rooms with roller shutter door extending 414 sq ft.

Additional storage room extending 125 sq ft.

### **Services**

Mains water, electricity, oil and drainage are connected.

### **Possession**

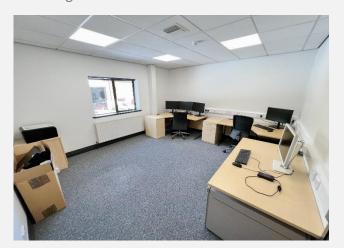
On completion of legal formalities.

# **Legal Fees**

Each party to pay their own legal fees.

# **Viewing**

Further details and viewing arrangements strictly by appointment through the Agents, Chrystals Estate Agents.







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