

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 OFFICE

Old Granite House, Bridge Road, Ballasalla
Annual rental of £14,000



- **Converted office premises**
- **Area: 548 sq ft**
- **A short distance from the airport**
- **Well presented with a modern interior**

Description

An opportunity to take a new lease on this very well presented converted office premises in Ballasalla, located just a short distance from Ronaldsway Airport and only 15 minutes from Douglas.

The premises offer approx 548 sq ft of accommodation comprising four separate offices over two floors with kitchen and WC facilities.

There is private parking on site for 3 cars.

LOCATION

Travelling from Douglas to Ballasalla on the A5, turn right at the mini roundabout beside the Whitestone Inn. Take first left at the next mini roundabout on to the A7. Travel approximately 400 yards where the property can be found on the left hand side.

ACCOMMODATION

Ground Floor

Double glazed external doorway giving access to vestibule / front porch.

Internal door into the ground floor lobby area.

Lobby: Good sized lobby area with stairs to first floor and access to:

Office 1: Size – approx 146 sq ft.

Office 2: Size – approx 114 sq ft.

Kitchen: Size – approx 42 sq ft. Well presented with modern white gloss units. Undercounter storage for white goods with plumbing.

Understairs storage. Stairs to:

First Floor

Landing area giving access to two further offices; separate Ladies and Gents toilets; airing cupboard and small cloakroom storage.

Office 3: Size – 139 sq ft.

Office 4: L-shaped office of approx 107 sq ft.

Both Ladies and Gents WC's are modern and well presented.

OUTSIDE

There is private parking to the front of the property for approx 3 cars.

SERVICES

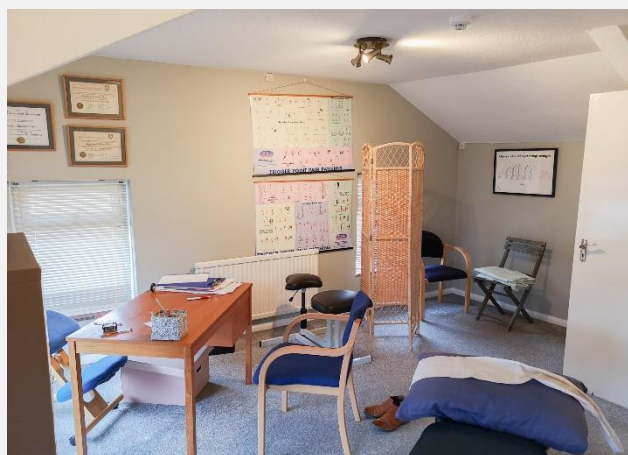
Mains services are installed.

OTHER

Heating: Oil fired central heating with a generous number of double and single radiators serving the property.

Alarms: A fire precautions system and an intruder alarm protect the property.

The property is double glazed throughout.



Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors. The company do not hold themselves responsible for any expense which may be incurred in visiting the same should it prove unsuitable or to have been let, sold or withdrawn. Unless otherwise stated all prices and rates are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves as to the incidents of VAT concerning any transaction.