

Commercial Dept.
37 Victoria Street
Douglas
Isle of Man
IM1 2LF

Tel: 01624 611007
Fax: 01624 662125
www.deanwood.im
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DeanWood
Management
Limited

Ref: 1734



TO LET
UNITS 24 25 28 29 & 30
PHASE 4
ISLE OF MAN BUSINESS PARK
BRADDAN
1M2 2QZ

- **A MIX OF OFFICE UNITS AND TWO WAREHOUSES (RIGHT SIDE)**
- **PROMINENT AND ESTABLISHED BUSINESS PARK LOCATION**
- **OFFICE SPACE APPROX. 6340 SQ.FT. NIA**
- **TWO WAREHOUSE UNITS APPROX. 3757 SQ.FT NIA TOTAL**
- **33 CAR PARK SPACES**

RENTAL: £20 Per Sq. Ft Plus VAT (Offices)
& £10.00 Per Sq. Ft Plus VAT (Warehouses)
FRI Applies

These particulars are for information purposes and do not constitute or form part of any contract nor should any statement contained herein be relied upon as representation of fact. Neither the vendor nor DeanWood Management Limited (the "firm"), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

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Directions

The property is located on an established business park on south western periphery of the Islands capital Douglas and benefits from the agglomeration of associated users. The surrounding properties are predominantly a mixture of multi purpose built office units, out of town retails, leisure, café, public house light industrial with permanent owner occupier residential to the periphery.

Description

This is a three storey mid terraced central office block with warehousing and light industrial facilities to the flank. The property was thought to have been constructed in the 2000's .

The walls are steel frame with exterior cement rendered and block curtain walls.

The roof is a combination of flat fibre glass with timber decking and plasticized profile low and medium pitched aluminium sheeting which is assumed to have been insulated in accordance with building regulations at the time of construction.

Windows are aluminium double glazed opening units to the office area.

The floors are solid and suspended concrete construction.. These are timber decked raised floors to office area.

Please see attached plan as to layout and not scale.

Accommodation

Ground Floor

Office Unit entrance hall, Ladies, Gents & Disabled WC
Office Area approx. 2127 sq.ft. NIA

First Floor

Ladies, Gents & Disabled WC
Office Area approx. 1901 sq.ft. NIA

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Second Floor

Ladies Gents & Disabled WC
Office Area 2211 sq.ft NIA

Total Net internal Area Approx. 6340 sq. ft. NIA

Warehouse Industrial Unit 1 Approx. 1,873 sq. ft GIA

Warehouse Industrial Unit 2 Approx. 1,920 sq. ft. GIA

Total Warehousing GIA Approx. 3,775 sq. ft. GIA

Gross External Floor Area Approx. 12,100 sq. ft, GEA

Plot Area Principal Demise 6,810 sq. ft.

Services

Mains water, electricity and drainage are connected to the premises.
Hot water is provided by electric immersion heaters, heat and ventilation is provided by electric panel radiators air conditioning units and a ventilation system. No heating to the warehouses.

TENURE

A new lease is available on standard FRI terms—Tenant to pay rates and insurance.
Standard three yearly upward only rent reviews. A Directors guarantee will be required if the lease is taken out in the name of a limited company. A three month rental deposit will be required at the signing of the lease and is returnable on satisfactory vacating of the property at the expiry of the lease.

Rates and Building insurance figures to be confirmed.

NOTE

The Landlord welcomes discussion in respect of maintenance, decoration, flooring, facilities and any subsequent requirements of an interested party

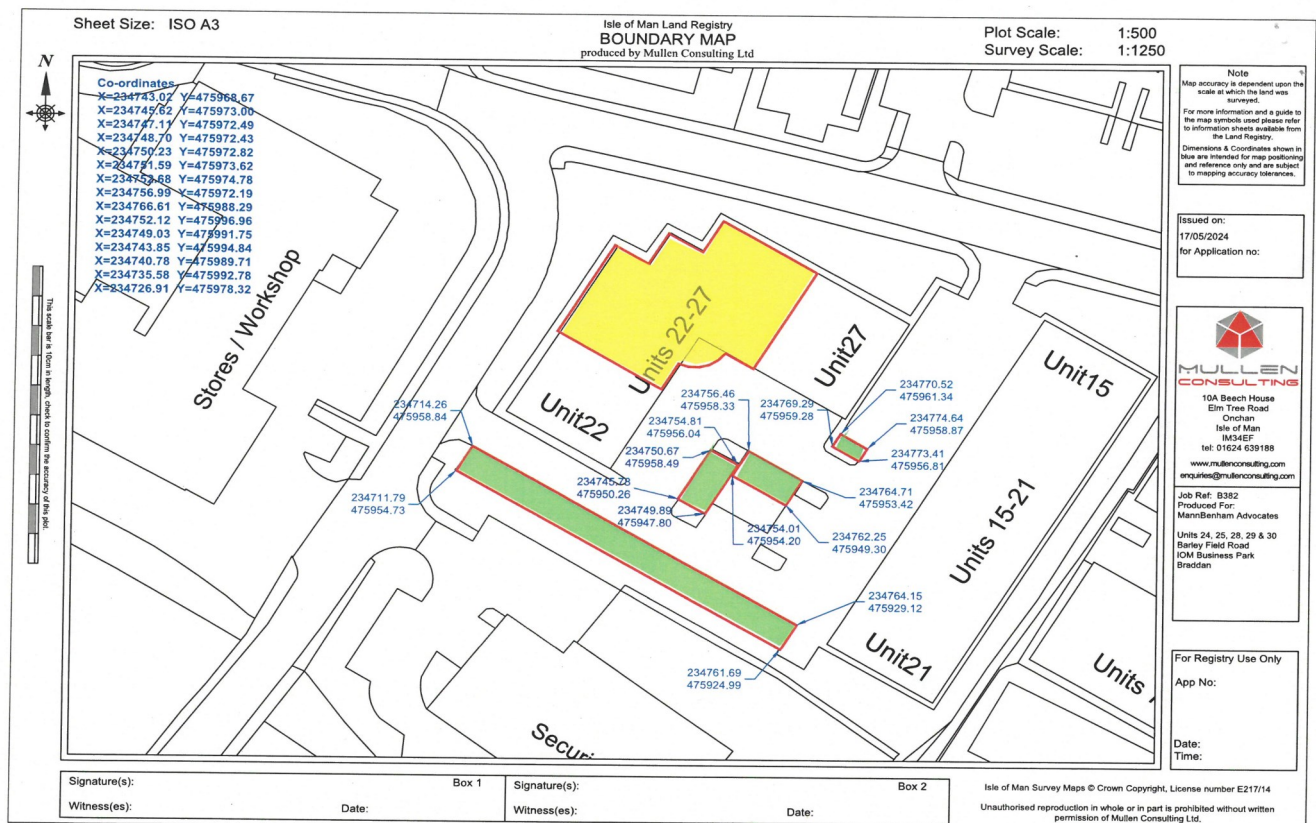
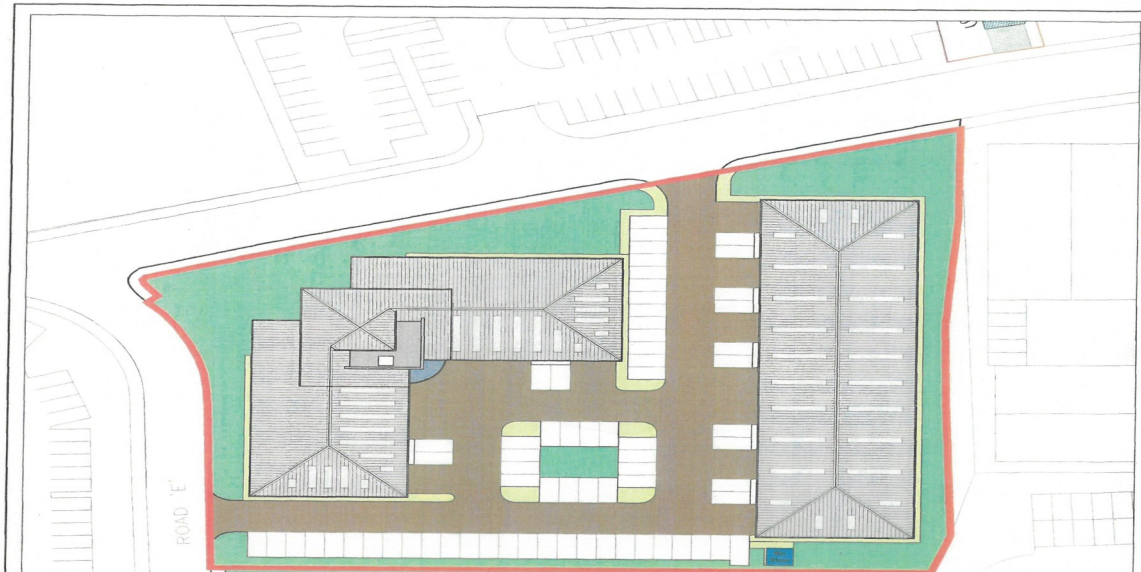
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Car parking spaces

