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Offices

FOR SALE / TO LET

MODERN EDGE OF TOWN OFFICE ACCOMMODATION
5,750 SQ FT TOTAL APPROX NET FLOOR INTERNAL AREA
28 ONSITE CAR PARKING SPACES

PARK HOUSE, IoM BUSINESS PARK, BRADDAN



Location

Park House is situated on the Isle of Man Business Park, Cooil Road, Braddan. Nearby occupiers include Zurich, Royal London 360, Canada Life and Manx Telecom.

Property

Park House provides modern office accommodation on ground, first and second floor levels, which is of a high standard.

The property has perimeter wall mounted trunking and raised access flooring for cable management with some air conditioning. There are kitchen, WC and showering facilities.

Floor Areas and Car Parking

The property provides an approximate total net internal floor area of 5,750 sq ft:-

Ground Floor	2,325 sq ft
First floor	2,452 sq ft
Second floor	<u>973 sq ft</u>
Total	5,750 sq ft

There are 28 on site car parking spaces.

Please find indicative floor plans overleaf.

Lease Terms

A new lease is available for term of years to be agreed by negotiation on full repairing and insuring terms.

The accommodation is available to lease at the following commencing rent, exclusive of VAT, rates, and insurance:-

5,750 sq ft @ £18.75 psf

The 28 onsite car parking spaces are available at a rent of £400 pa per space.

There will be upward only rent reviews at the end of every third year.

Sale Price

The sale price for the property is £1,300,000, exclusive.

Possession

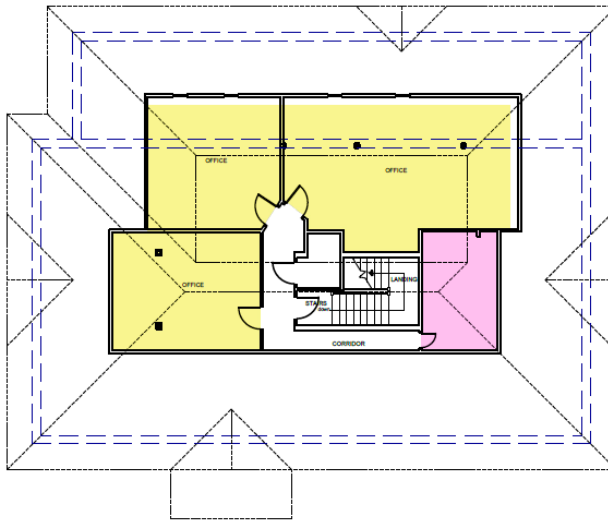
Occupation is available upon completion of a lease.

Legal Costs

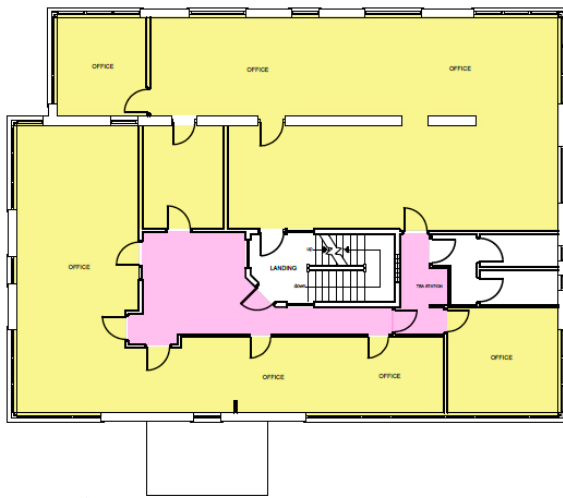
Each party will be responsible for their own legal costs.

Viewing

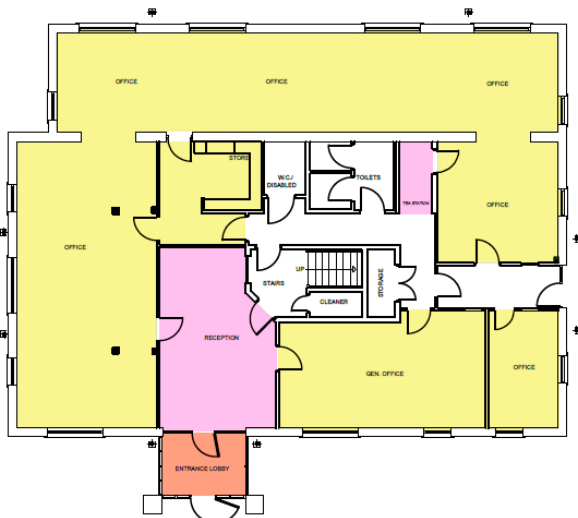
By prior arrangement with Chapman & Co. Please contact Thomas Chapman or David Sharp to make an appointment.



Attic Plan



First Floor Plan



Ground Floor Plan