

Commercial Dept.
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DeanWood
Management
Limited

Ref:1610



**TO LET - ONE REMAINING OFFICE SUITE
SECOND FLOOR
BRIDGE COURT
10 BRIDGE STREET
CASTLETOWN
IM9 1AX**

- **MODERNISED WELL MAINTAINED OFFICE SUITES**
- **VERSATILE USES / COMFORTABLE ACCOMODATION**
- **SHARED KITCHEN AND TOILET FACILITIES**
- **CLOSE TO HISTORIC TOWN CENTRE AND AIRPORT**

RENTAL: 2nd Floor £10,000pa

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2nd Floor Bridge Court Office

Directions

Travelling into Castletown from Station Road pass Brewery Wharf flat complex on your left and before the bridge turn left into Bridge Street and continue for a short distance and the property can be found on the right hand side next to the Manx National Heritage Nautical Museum.

Description

This is a traditionally built property which has been tastefully modernised throughout internally into a mix of office suites over three floors and basement area which contains the shared kitchen and toilet facilities. The office offer versatile compact opportunities for a small business either start up or on going within a comfortable well maintained and managed property. The location of the office is within a short walking distance to the town centre and facilities the airport only being less than 10 minutes by car or scheduled public transport.

The main access to the property is by the front entrance off Bridge Street into a bright well decorated entrance hall leading to all floors. **Second Floor Office** - access from hallway staircase this is a bright open plan office with Velux window units and is approx. 32'02" x 19'08" (634.58sq:ft) The office has electrical sockets and telephone jacks installed. The Landlord may have additional general storage area.

Tenure

Leasehold

Lease Terms

Payable quarterly in advance 6 year lease term offered subject to 3 yearly rent review to reflect change in RPI
Second Floor - £10,000pa.

Services Charges

A service charge is payable calculated pro-rata to the floor area of the let offices and includes heating, electricity, insurance building, rates and fire alarm, extinguisher maintenance and general repair and maintenance of common areas including cleaning.

Services

All mains services we understand are connected electricity, sewage and water Oil Fired Central heating.

