



FIRST FLOOR, MEDIA HOUSE, BALLAFLETCHER ROAD, CRONKBOURNE, BRADDAN, IM4 4SB

£10 Per Sq/Ft. Approx. 2,400sq/ft First Floor Office Space Situated in a Sought After Location. Onsite Parking by Separate Negotiation.

For Rent - POR

PROPERTY SUMMARY

Price:	POR
Type:	Office
Status:	For Rent
Area:	Braddan, Douglas, EAST
Bedrooms:	0
Reception Rooms:	6
Bathrooms:	2

FULL DESCRIPTION

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Agents Comments

Cowley Groves are delighted to offer this approx. 2,944sq/ft first floor office space for £10 per sq/ft with onsite parking available. For more information, contact Orry-James Creane on 07624 365562 or email ojcreane@cowleygroves.com.

Accommodation

Ground Floor

Stairway access to the first floor.

First Floor (approx. 2,944sq/ft)

Set of double doors leading into:

Reception Area

Window to the front aspect. Access into:

Office Space

Three dual aspect windows. Access into the W.C.'s and stairwell. Door into:

Separate Office

Internal window. Window to the side aspect.

2 Separate W.C.'s

Kitchen

Separate Office

Office

Window to the front aspect. Internal window.

Office

Two dual aspect windows to the side and front aspects. Door into:

Meeting Room

Window to the side aspect. Internal windows. Doorway access into the reception.

Outside

Onsite parking for multiple vehicles included.

Services

All main services are connected. Gas fired central heating providing hot

AT A GLANCE

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INSIDE

Bedrooms:	0
Reception Rooms:	6
Bathrooms:	2
En-suite:	0
Windows:	Other
Heating:	Gas Central Heating
Furnished:	No

OUTSIDE

Garage:	Off Street Parking
Front Garden:	None
Rear Garden:	None
Acreage:	0
Outbuildings:	No

WHO TO CONTACT



Orry-James Creane - 07624 365562

Cowley Groves Douglas

Landline: 01624 625888

Email: ojcreane@cowleygroves.com

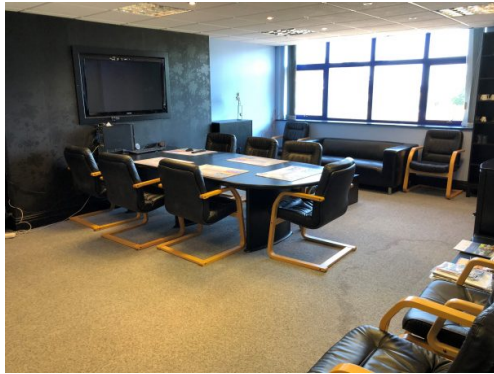
water and underfloor central heating to the office areas. Aluminium double glazed windows throughout. A full fire alarm system is installed incorporating heat detectors, smoke detectors, glass breaks and emergency lighting etc.

Directions

Travelling from the Quarterbridge, continue in the direction of the Oak Tree and turn right onto Braddan Road. Continue to the roundabout and turn right onto Ballafletcher Road. Continue for a short distance and take a left hand turning into the business estate. Follow the road round to the left and continue to the end where Media House can be found straight ahead.

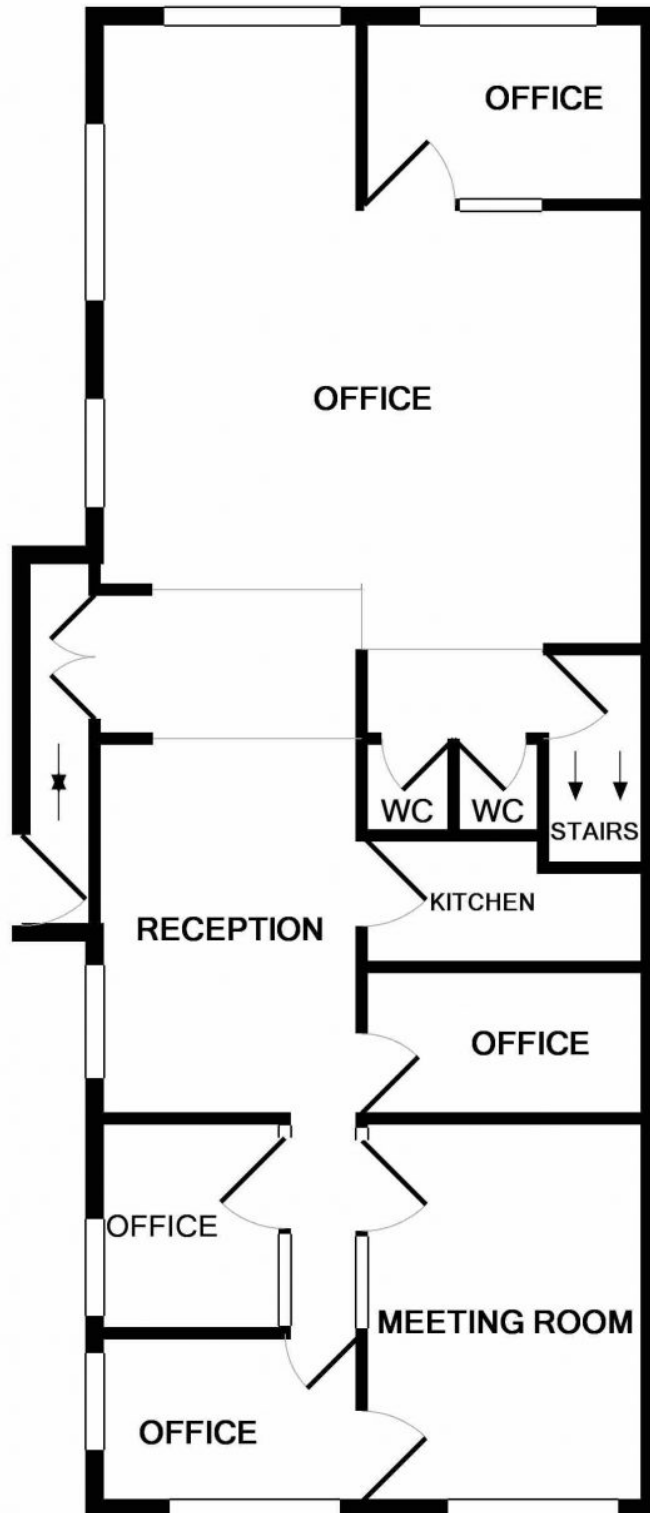
GALLERY

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FLOORPLANS

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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LOCATION

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