



FREEPORT, BALTHANE, BALLASALLA, IM9 2AP

4 UNITS AVAILABLE. Executive Office Suites
Approx. 1,000sq/ft Each. Short Walk to
Ronaldsway Airport. Managed IT Services With
Data Centre Onsite, Perfect for E-Commerce.

For Rent - £14,000 pa

PROPERTY SUMMARY

Price:	£14,000 pa
Type:	Office
Status:	For Rent
Area:	Ballasalla, SOUTH
Bedrooms:	0
Reception Rooms:	0
Bathrooms:	0

FULL DESCRIPTION

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- Easy access to Ronaldsway Airport, just three minutes walk
- Located in IOM Freeport area
- New build
- Managed IT services available onsite, including preferential rates on onsite datacentre services (no computer room required)
- Ideally suited to an e-gaming/I.T. company

Specification

- Highly secure with CCTV and card/pin access control
- Car parking spaces
- Three pipe fan coil heating and cooling system
- Perimeter wall trunking throughout
- Suspended ceiling with category two recessed lighting
- Large kitchen/break room
- Modern W.C.'s
- Secure gated area
- Secure storage space available
- Fast internet available to the desktop (up to a gigabyte)
- Critical power available to the desktop (ups/generator backup)

Contract Details

Annual rent from £14 per sq/ft per annum

Status: To let

Area: Ballasalla, Isle of Man

Property type: Office

Total floor size: 4 x approx. 1,000 sq/ft premises available

Garage/Parking: Yes, private facilities available

Tenure: Leasehold

Rateable Value: £1,212

Rates: £3,934.27

AT A GLANCE

Type:	Office
Status:	For Rent
Price:	£14,000 pa
Area:	Ballasalla, SOUTH

INSIDE

Bedrooms:	0
Reception Rooms:	0
Bathrooms:	0
En-suite:	0
Windows:	UPVC Double Glazed
Heating:	Other
Furnished:	No

OUTSIDE

Garage:	
Front Garden:	None
Rear Garden:	None
Acreage:	0
Outbuildings:	No

WHO TO CONTACT



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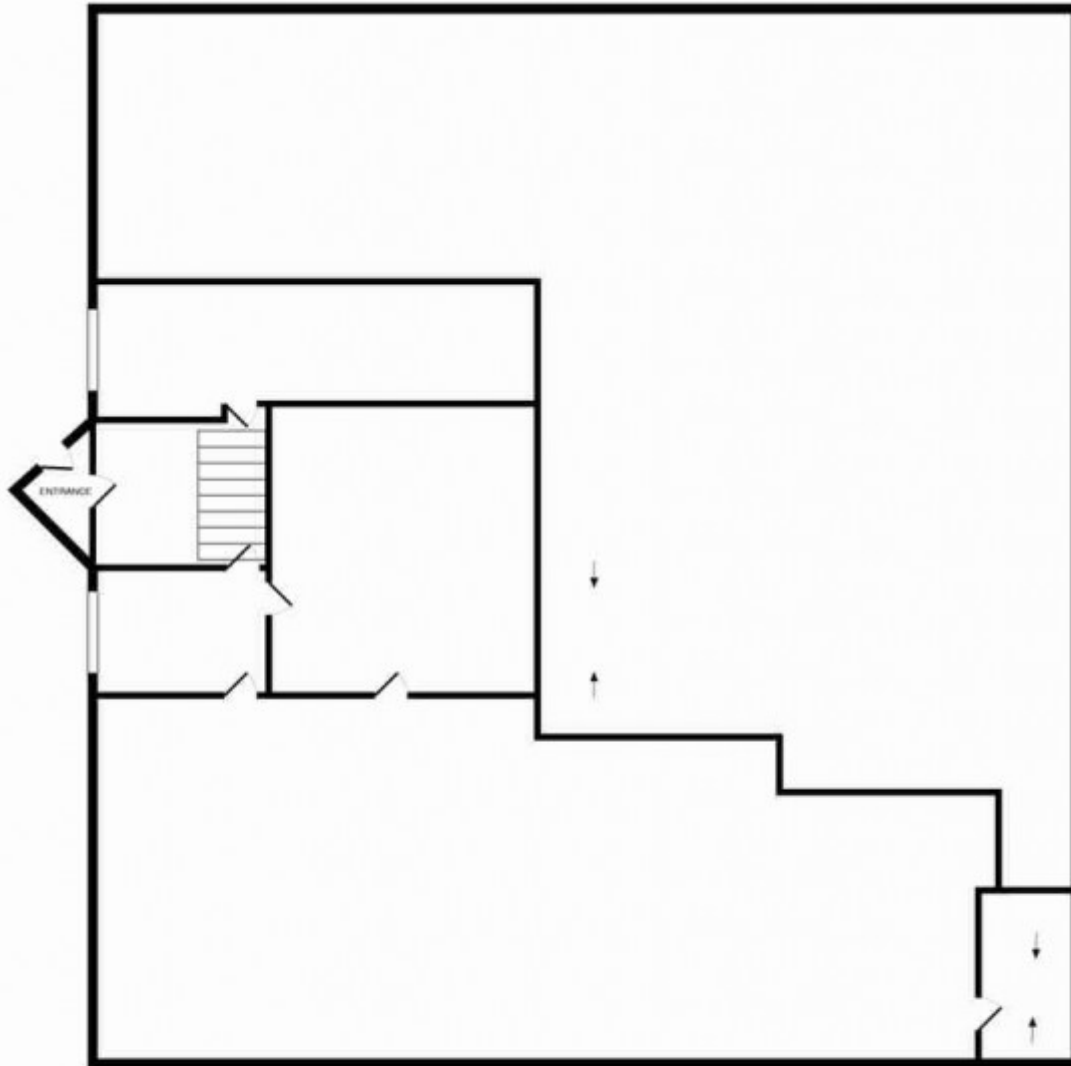
GALLERY

FREEPORT, BALTHANE, BALLASALLA, IM9 2AP



FLOORPLANS

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TOTAL APPROX. FLOOR AREA 2488 SQ. FT. (231.1 SQ. M.)

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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