

Retail  
Development  
Industrial  
Investment  
Office



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## TO LET FIRST FLOOR OFFICE SUITE

Suite 4, Unit B3, Eden Park, Cooil Road,  
Douglas, Isle of Man, IM4 2AY  
Monthly rental of £700 Excl.



- Modern purpose built office
- Fitted out to a high level specification
- One car parking space included
- Close to Douglas town centre
- Area: 452 sq ft

### Description

An excellent opportunity to lease a modern first floor office suite within the well-established Eden Park Business Centre, conveniently located close to Douglas town centre and the island's main arterial road network.

Suite 4 extends to 452 sq ft and provides bright, open-plan office accommodation finished to a high standard. The suite benefits from a contemporary specification including CAT 6 cabling, air conditioning, suspended ceilings with LED lighting, access to a comms room, three phase power, CCTV and a fire alarm system. Fibre broadband can also be included free of charge, providing a cost-effective and ready-to-use connectivity solution.

Occupiers have access to shared kitchen facilities and well-maintained male and female WC amenities. One allocated parking space is included with the suite, and the existing office furniture can be made available if required, offering a convenient, ready to occupy solution for an incoming tenant.

The building is occupied by established businesses including Technaut and Alt Lodge Co. To avoid a conflict of interest, the landlord is unable to consider tenants operating within the IT services or IT support sector.

## Location

Eden Park is located off Cooil Road, a short distance from Douglas town centre and the Isle of Man Business Park.

## Services

Mains water, electricity, air conditioning and drainage are connected.

## Possession

On completion of legal formalities.

## Legal Costs

Each party to pay their own legal costs.

## Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.



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