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**DeanWood
Management
Limited**

Ref: 1506



**FOR SALE / TO LET
ANCHOR HOUSE
BALLAFLETCHER
CRONKBOURNE ROAD
TROMODE
IM4 4QE**

- **Purpose Built Office / Business Unit / Versatile Opportunities**
- **Well Established Industrial Estate of Mixed Users**
- **Divisibility and Flexibility of Office Space For Rental**
- **Part Let Available by Negotiation**
- **7,435 sq. ft. approx. NIA**
- **30 Car Parking Spaces / Potential to Expand to 55 Spaces**

**PRICE: Offers Invited in the Region of £1,200,000
Rental; £90,000pa or Further Option Details**

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Directions

Proceeding from Douglas Town Centre travel West along Peel Road, through Quarterbridge roundabout, at the Jubilee Oak take the right fork onto Braddan Road. Continue for approximately 500 yards taking the next right at the roundabout onto Ballafletcher Road. Take the first turning on the left into Ballafletcher Farm Road immediately adjacent the second turning Anchor House and Farmhouse is opposite.

Description

Located on a popular and expanding business estate with a good mix of users, Anchor House comprises two separable units a three story farmhouse converted to offices linked by a common entrance hall approx. 12'10" x 11'9" (150 sq.ft. NIA approx.) to a purpose built office, design studio and main workshop building.

The farmhouse has an additional externally accessible entrance enabling it to be used as a separate unit. The main building has a rear ramp disabled access to the first floor and ground floor along with a roller door vehicle access to the workshop.

There are 30 car parking spaces at present with the potential to expand to 55 . Further details on request.

Accommodation Main Building

Ground Floor: Entrance hall

Kitchen (128 sq. ft. NIA approx.)

Laboratory/Design studio (1,829 sq. ft. NIA approx.)

Workshop (754 sq. ft. NIA approx.)

Sub Total NIA 2,711sq.ft approx.

First Floor:

Kitchen (135 sq. ft. NIA approx.)

Main Office (2,565 sq. ft. NIA approx.)

Sub Total NIA 2,700sq.ft.approx.

Original Building/ Converted Farmhouse

Ground Floor: Entrance hall

Front right office (166 sq. ft. NIA approx.)

Rear right office (170 sq. ft. NIA approx.)

Front left office (148 sq. ft. NIA approx.)

Rear left office (181 sq. ft. NIA approx.)

Kitchen (88 sq. ft. NIA approx.)

Sub Total NIA 753sq.ft. approx.

First Floor Landing Ladies/Gents Toilets

Front right office (170 sq. ft. NIA approx.)

Front left office (170 sq. ft. NIA approx.)

Rear left office (110 sq. ft. NIA approx.)

Boardroom (181 sq. ft. NIA approx.)

Rear right office (111 sq. ft. NIA approx.)

Sub Total NIA 742sq.ft. approx.

Second Floor/Attic

Front office (286 sq. ft. NIA approx.)

Rear office (243 sq. ft. NIA approx.)

Sub Total NIA 529sq.ft. approx.

Total NIA: 7,435 sq ft NIA

Planning

The approved use of the farmhouse and the first floor of the main building is for office. The design studio and workshop ground floor of the main building has the potential for office use subject to planning approval.

Tenure

Freehold with vacant possession or Rental Offer. The Freeholder would consider letting the Farmhouse at £30,000pa and the main office at £60,000pa plus terms and conditions of lease and equivalent full repairing and insuring terms. Further divisibility offered on the ground and first floors on application.

Discussion welcomed.

Rates

To Be Confirmed

Services

Mains water, electricity and drainage are connected to the premises. Central heating and domestic hot water is provided separately for each unit by an oil fired boiler and tank serving steel paneled and finned radiators.

A G4 security system is fitted throughout with external security lights. The main building has Cat5 computer cabling installed.

Viewing

Strictly via DeanWood Management

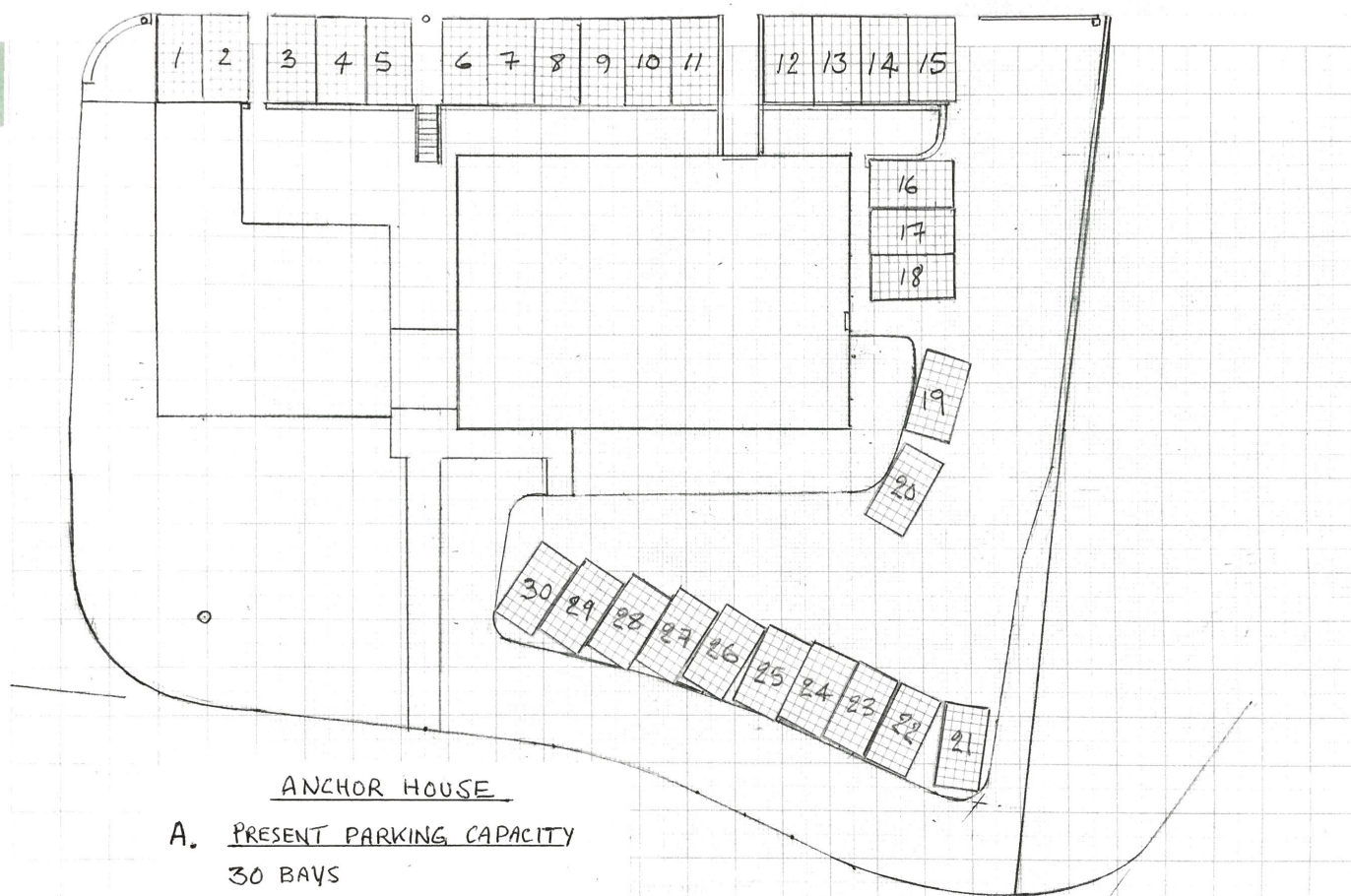
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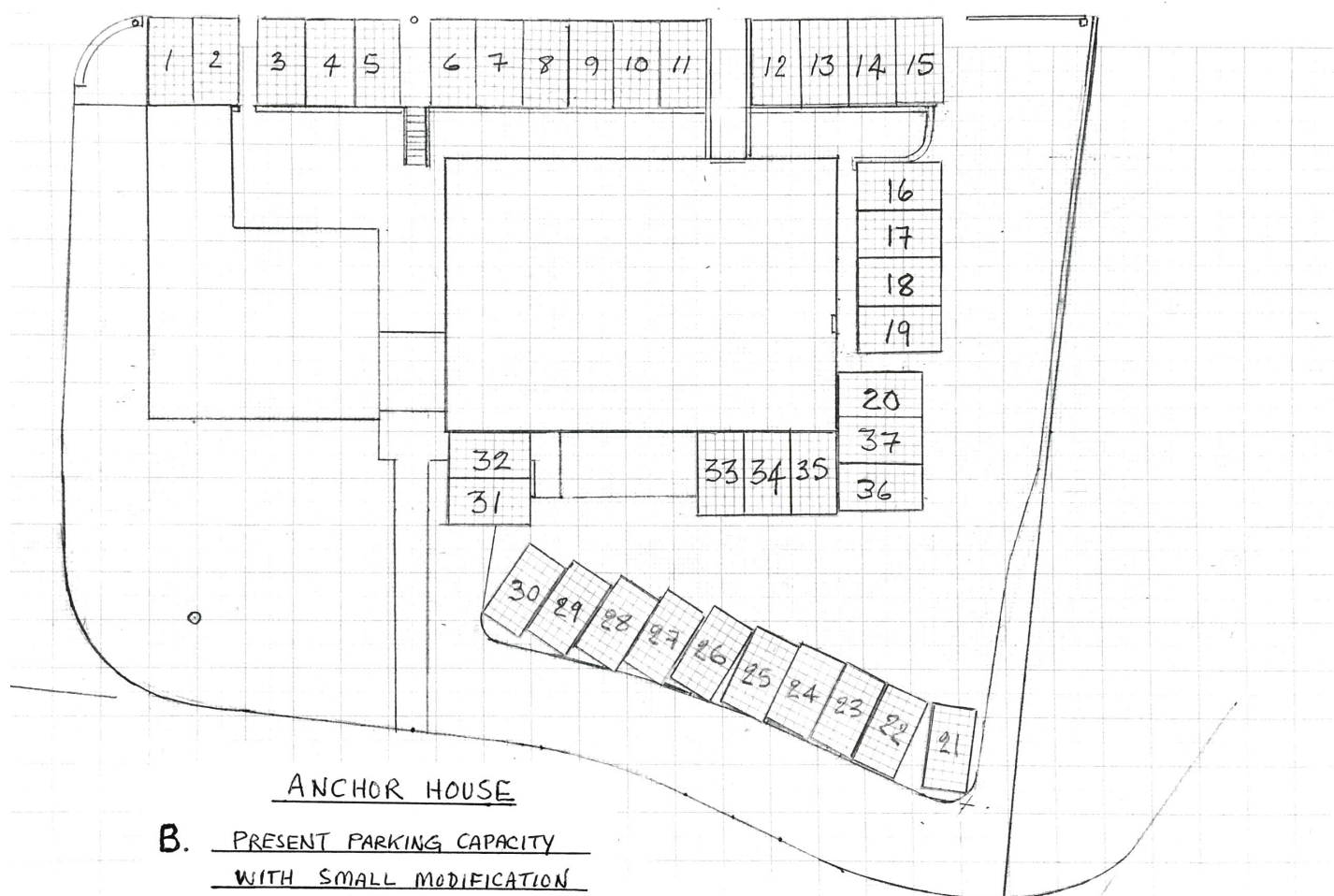






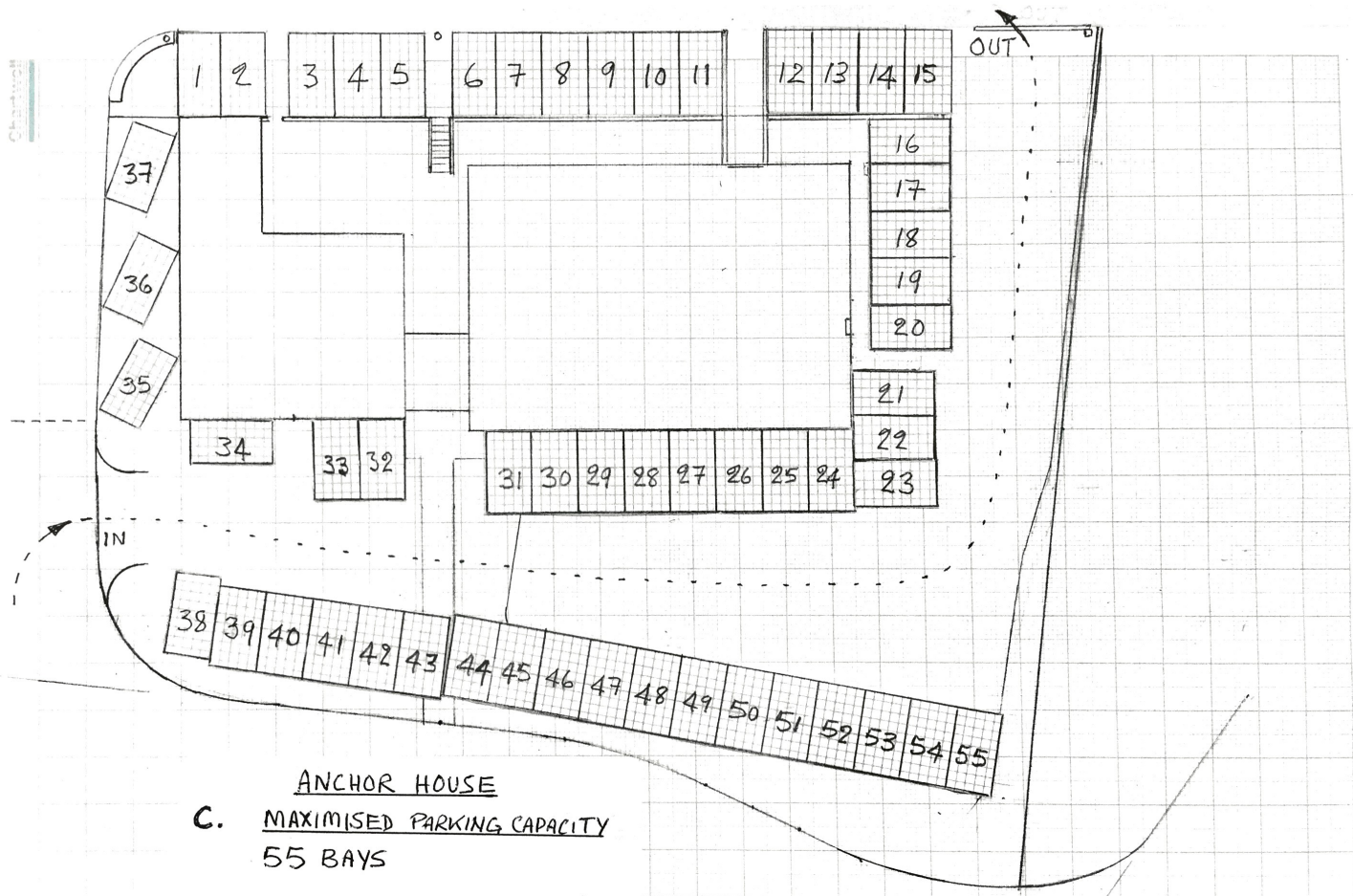
3 JAN 2018

SCALE: $\frac{1}{250}$



3 JAN 2018

SCALE: $\frac{1}{250}$



ANCHOR HOUSE

C. MAXIMISED PARKING CAPACITY
55 BAYS

3 JAN 2018

SCALE: $\frac{1}{250}$