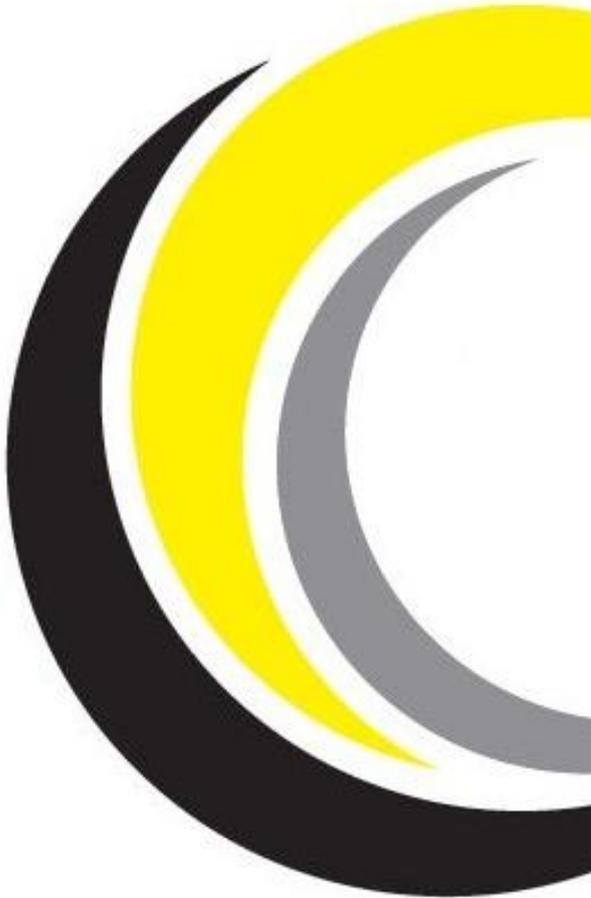


Retail
Development
Industrial
Investment
Office



31 Victoria Street, Douglas
Isle of Man, IM2 1SE

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TO LET MODERN PURPOSE BUILT OFFICE

Unit D1, Eden Park, Douglas,
Isle of Man, IM4 2AY
Annual rental of £49,000 Excl.



- High quality purpose-built workspace
- Fitted out to a high level specification
- Four car parking spaces included
- Rent inclusive of electric, heating, rates and CCTV, and existing furniture can also be included if required
- Available from 1st May 2026

Description

Set within the prestigious Eden Park development on the outskirts of Douglas, Unit D1 offers a rare opportunity to secure beautifully designed, energy-efficient business accommodation in one of the Isle of Man's commercial hubs. With excellent connectivity to the capital yet surrounded by landscaped green areas and eco-conscious design features, this standout unit provides the perfect balance of convenience, sustainability, and modern professional appeal.

Occupying 1,400 sq ft on the ground floor with a further 800 sq ft on the mezzanine level, the space has been thoughtfully arranged to support a wide range of business types. On the ground level, a welcoming reception area leads into a generous open-plan workspace ideal for collaborative working. Three contemporary toilets, including a disabled facility, ensure comfort for staff and visitors, while the sleek, modern kitchen with its own breakout area creates a relaxed environment for downtime or informal meetings. A single garage with a roller shutter door provides useful storage or operational functionality. The unit benefits from LED lighting, air-source heating, solar PV, and mechanical ventilation, ensuring excellent efficiency and year-round comfort.

The mezzanine level, accessed via a staircase illuminated with LED lighting, adds exceptional versatility. This upper floor features four office suites, an open-plan area, and a comms room. The entire unit is equipped with CAT5 cabling, numerous sockets, and strategically placed floor boxes, allowing businesses to move straight in without additional infrastructure work.

Parking is convenient and generous, with four dedicated spaces directly outside the unit and further spaces available to the side, making access easy for both staff and visitors.

Rent includes electric, heating, rates and CCTV, and existing furniture can also be included if required.

Location

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

Services

Electric powered by solar panels, with heating provided by efficient air-source pumps.

Legal Costs

Each party to pay their own legal costs.

Viewing

Strictly by prior appointment through the Sole Agents, **Chrystals Commercial**.



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