

TO LET

**Retail Showroom/Workshop
& Workshop/Storage & Office
Ivy House
Head Road
Douglas**

**EASILY DIVISABLE
(min 1,000 sq ft)**

£6.00 per square foot

Lease Terms: Flexible lease terms are proposed and incentives available



DESCRIPTION

An opportunity to lease prominent open-plan workshop/storage/showroom and office space premises adjacent to Magnet, a short distance from Douglas harbour and the town centre. The premises are served by gas fired central heating and a specification includes suspended ceilings and carpets. They are easily divisible to suit incoming tenants.

LOCATION

From the South Quay turn up into Head Road where the entrance forecourt to Magnet will be seen on the right. The premises are straight ahead on the left corner on entering the Magnet forecourt. This location is ideal for distribution to Douglas town centre and short term car parking is available at the side of the building, (parking spaces not included in the lease).

ACCOMMODATION

Ground Floor:

Retail Showroom/Workshop – 2,557 sq ft approx – easily divisible (minimum 1,000 sq ft)

First Floor:

Workshop/Storage with Office Premises & Mezzanine – GIA 7,702 sq ft approx comprises:

Over//..

These particulars, although believed to be correct, do not form part of an offer or a contract and they are not intended to form any representation of fact. Black Grace Cowley Ltd cannot accept any liability for any errors in the particulars stated, and a prospective purchaser should rely upon his own enquiries and inspection.

Geoffrey P R Black BSc DipArb FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA

Workshop/Storage and Mezzanine – 6390 sq ft approx.

Offices – 1,312 sq ft approx.

CAR PARKING

Car parking is available at an additional cost.

REPAIRING OBLIGATIONS

Effective full repairing and insuring terms via service charge.

SERVICES

It is understood all mains services are connected to the building.

DIRECTOR'S GUARANTEE

A director's guarantee will be required if the lease is taken in the name of a limited company.

SECURITY DEPOSIT

A security deposit equivalent to one quarter's rent is to be paid on term commencement and to be returnable on satisfactory expiry of the lease.

REFERENCES

Financial and professional references will be required from prospective tenants and guarantors may be required in the case of limited companies.

POSSESSION

Vacant possession upon completion of all legal formalities.

VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley**.