



TO LET

UNDER CONSTRUCTION LAST FEW REMAINING

**Brand New Industrial Units
South Quay Industrial Estate
Douglas**

From approx 781 sq ft

Prices: From £7,240 per annum exclusive

DESCRIPTION

A rare opportunity to pre let the last few remaining brand new industrial units in the prime central location of South Quay Industrial Estate in Douglas. All Units have 3 phase power, Hormann sectional panel doors, separate steel pedestrian doors, allocated parking. Provision for connecting doors between units. Additional parking spaces available to rent.

LOCATION

From the lifting bridge, continue along South Quay, past the roundabout junction with Head Road where the entrance to South Quay Industrial Estate can be found on the left hand side before Quay House. The units can be clearly seen at the top of the Estate entrance road on the right.

ACCOMMODATION

Units 24 B, Unit 24C, Unit 24D, Unit 25 D – Total Area - 72.51 sq metres, 781 sq ft.

Yearly Rent £7,240.00 plus VAT

Internal Sizes:

Length: 11.976m

Width: 6.055m

Height: 5.594 to 6.614m

Door Height: 4.32m

All Units have 3 Phase Power, Hormann Sectional Panel Doors, Steel Pedestrian Doors, Allocated Parking. Provision for connecting doors between Units. Additional parking spaces available. Each unit has sufficient height to fit a mezzanine level (at tenants' expense). The sliding panel doors will be electrically operated.

LEASE

Available to let from December 2017. Minimum Three Year Lease. Tenant will be responsible for Rates, Proportion of Property Insurance, Electricity and Waste Disposal Charges.

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 FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA Andrew K Wallis BSc (Hons) MRICS

POSSESSION

Vacant possession on completion of legal formalities

REPAIRING OBLIGATIONS

Effective full repairing and insuring terms via service charge.

RENT REVIEWS

Standard three yearly upward only rent reviews.

SERVICES

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

DIRECTOR'S GUARANTEE & SECURITY DEPOSIT

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

