



TO LET

**Detached Warehouse/Workshop Building
Unit 2
Tromode Estate
Douglas**

Total area: 3,890 sq ft

Rental Offers Invited: £7.50 psf, excl

Forecourt/parking area to the front

DESCRIPTION

An opportunity to lease a modern, steel frame, single storey industrial unit situated on the popular Clucas Estate at Tromode. The unit extends to approximately 3,890 sq ft with a large access door at the front. There is a forecourt/parking area to the front of the unit, and additional car parking available, (at separate cost) in the adjoining car park. Ideally situated at the entrance to the Estate in a prominent and visible location.

LOCATION

Travelling into the Clucas Estate from the bottom of Johnny Wattersons Lane, continue into the estate where Unit 2 can be found on the right hand side at the bottom of the hill.

ACCOMMODATION

Roller shutter and pedestrian access doors to the main open plan warehouse - approximately 3,890 sq ft comprising a kitchenette and WC.

OUTSIDE

External car parking/forecourt area to the front of the unit.

LEASE TERMS

The unit is offered by way of a new lease, on normal FRI terms, subject to three yearly upward only rent reviews to Market Value. In addition to the rent, tenants are required to pay rates, building insurance and a small estate charge, which goes towards the general upkeep of the Estate.

POSSESSION

Vacant possession. Further details and viewing arrangements and plans contact the sole agents strictly by appointment through the Agents, **Black Grace Cowley**.

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.

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