



TO LET

**Unit 11 C
Snugborough Trading Estate
Union Mills
Braddan**

Area: 1,837 sq ft

Rent: £7.50 per sq ft per annum
exclusive

DESCRIPTION

An opportunity to agree terms for a new lease of this purpose built warehouse unit situated on the Snugborough Trading Estate. The unit benefits from a good size forecourt area offering a significant number of onsite car parking spaces, external storage accommodation, an office, part mezzanine floor, kitchen and WC.

LOCATION

Travelling along Peel Road from Douglas, take the right hand turning into the Snugborough Trading Estate. Follow the estate road around veering left towards Manx Independent Carriers where Unit 11C can be found on the right hand side. The unit was formerly occupied by DL Gellings Limited.

ACCOMMODATION

A full height power operated roller shutter door gives access from the forecourt into the main warehouse unit. A separate pedestrian access door can be found immediately to the right hand side. In more detail, the accommodation comprises:

Open plan warehouse unit of approximately 1,837 sq ft. The unit has excellent eaves height, a part mezzanine floor, additional office and ancillary accommodation including a fitted kitchen and WC facility.

LEASE TERMS

A new medium to long term lease is being sought at a commencing rent of £7.50 per annum exclusive, on standard full repairing and insuring terms.

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

REFERENCES

Financial and professional references will be required. Director's guarantees required from a Limited Company tenant.

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.

REPAIRING OBLIGATIONS

Effective full repairing and insuring terms via service charge.

SERVICES

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

VIEWING

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