



## LEASE ASSIGNMENT

**Unit 1A  
Part Ground Floor  
Woodside House  
Cronkbourne  
Braddan**

**Approx 3,143 sq ft.**

**Current Passing Rent: £21,700 pa exclusive**

**2 Car Parking Spaces included in rent**

## DESCRIPTION

An excellent opportunity to take an assignment of the lease on this modern, purpose-built premises with a large open plan warehouse storage with associated offices situated close to Douglas Town Centre. Currently used as document storage and associated offices but lends itself to a number of different uses (STPP). An electric roller shutter door provides vehicular access to the front of the premises with separate pedestrian access. The building is of block construction, has 3 phase electrics and good eaves height. The open plan office area benefits from carpet, CAT 5 cabling via perimeter trunking, air conditioning and a space heating system installed. 2 car parking spaces are included in the rent.

## LOCATION

Travelling from the town centre, continue along Peel Road, through Quarterbridge, turning right at the Jubilee Oak in the direction of the new Nobles Hospital. Turn right at the first roundabout and continue along Ballafletcher Road in the direction of Tromode. Take the first left hand turn immediately past the vehicle testing centre into the estate. Follow the road down and turn left. Then take the first turning on the right where Unit 1A is on your right.

## ACCOMMODATION

### **Ground Floor – Approx 3,143 sq ft**

Open plan warehouse storage  
Associated office  
Ladies and Gents WC's  
Kitchen

## LEASE TERMS

Assignment is available of the lease commencing on 2<sup>nd</sup> June 2000 between the current tenants and Hesketh Investments Limited for a term of 20 years (to 21<sup>st</sup> October 2020) at a current rent of £21,700 per annum on full repairing and insuring terms. Rent reviews are 5 yearly.

**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

## **CAR PARKING**

The premises benefits from 2 car parking spaces forming part of the tenancy. These are included in the rent.

## **REPAIRING OBLIGATIONS**

Effective full repairing and insuring terms via service charge.

## **RENT REVIEWS**

Rent reviews are every 5 years.

## **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**.

