



LEASE ASSIGNMENT

**Modern Warehouse Unit + Mezzanine
Unit 8A
Tromode Estate
Tromode
Douglas**

GIA Approx. 1,555 sq ft

**Price: £12,000 per annum exclusive
Rent Includes Mezzanine – apx. 1,148 sq ft**

DESCRIPTION

A great opportunity to take an assignment of a lease on this modern warehouse unit located on the popular Tromode Estate. The unit comprises of an open plan area, a sink unit and a rear storage area and mezzanine storage. The unit has been finished to a high standard to include an electric roller shutter door, double glass pedestrian doors, WC and 3 phase electrics. The unit also benefits from a suspended ceiling with integrated LED light panels (see photographs over).

LOCATION

The Tromode Estate is situated at the bottom of Johnny Watterson's Lane and is a well maintained and popular estate owned a whole by Clucas Plc and maintained to a high standard.

ACCOMODATION

Unit 8A – GIA approx. 1,555 sq ft

Open plan area, partitioned rear storage area, WC, mezzanine storage.

SERVICES

All mains services are installed.

LEASE TERM

A lease assignment is available on full repairing and insuring terms. Lease expiry date 1st January 2023. Break option date: 1st January 2020. Tenant to pay rates, building insurance and a small Estate charge.

POSSESSION

Vacant possession on completion of construction works and all legal documentation.

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

DIRECTOR GUARANTEES

Where assignment is taken in the name of a Limited Company, then Directors guarantees are required.

VIEWING

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

