



## TO LET

**Unit 9  
Kirby Estate  
Kirby Farm  
Braddan**

**Price: £7.50 psf  
GIA Approx - 6,000 sq ft**

## DESCRIPTION

Warehouse occupying a prominent position on this sought after Estate. Kirby is located on the outskirts of Douglas, enjoying easy access links in and out of the town centre. The unit is of block and steel frame construction and benefits from high eaves, 3 phase electrics, Halogen lights, 2 electric roller shutter doors, 2 separate pedestrian access doors and WC. The unit also benefits from a large private forecourt at the front of the units. Other Estate occupiers include Department of Health and Social Care and Marks and Spencer. Kirby Estate is not on the TT Course.

## LOCATION

Travelling along Peel Road from Douglas, continue over the Quarterbridge roundabout to Braddan Bridge taking the left hand. Take the first left hand turning after the bridge onto Vicarage Road and continue up to the roundabout with Saddle Road. Turn right at the roundabout and continue up Vicarage Road where the entrance to the Kirby Farm Estate can be found straight across on the right hand side of the road.

## ACCOMMODATION

**Open plan unit – GIA approx. 6,000 sq ft**

Warehouse with 2 roller shutter doors and 2 pedestrian doors, staffroom and kitchen, WC and car parking spaces extending to 6,000 sq ft approx.

## SERVICES

All mains services installed, 3 phase electrics.

## PARKING

Large parking forecourt to front of unit.

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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## **LEASE TERMS**

Leases are available on standard full repairing and insuring terms, subject to three yearly upward only rent reviews. Initial rents to be based on £7.50psf exclusive of VAT.

## **DIRECTOR'S GUARANTEE**

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

## **REFERENCES**

Financial and professional references will be required from prospective tenants and guarantors may be required in the case of limited companies.

## **RATES**

Tenant to pay own rates.

## **POSSESSION**

Vacant possession upon completion of all legal formalities.

## **VIEWING**

Further details and viewing arrangements strictly by appointment through the Agents.

