



TO LET
Newly Constructed Warehouse Unit

**Unit 3, Old Gas Works,
Mill Road,
Peel**

**1600 sqft approx. ground floor plus
800 sq ft approx. mezzanine.**

**£7.50psf ground floor
£2.50psf mezzanine exclusive**

DESCRIPTION

The final unit in a new scheme of 4 warehouse/Industrial units in the centre of Peel. The units have been constructed to a high standard, with stone clad and part glazed front elevations; large electric roller shutter doors; and 50% mezzanine cover.

ACCOMMODATION

Ground Floor approx. 1600 sq. ft.

Electric roller shutter door to main open plan area and pedestrian access door.

Entrance lobby, Disabled W.C and kitchen. Staircase to the first floor – open plan mezzanine area (approx. 800 sq. ft.)

CAR PARKING

External paved forecourt and parking for 4 vehicles.

LEASE TERMS

The building is available on a new medium to long term lease. Subject to three yearly upwards rent reviews. Standard full repairing and insuring terms.

SERVICES

It is understood all mains services are connected to the building. Three phase electricity available.

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 Andrew K Wallis BSc (Hons) MRICS

DIRECTOR'S GUARANTEE

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

SERVICE CHARGE

An estate service charge is payable to cover maintenance of common areas and repairs

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. - Completion expected Oct/Nov 2019

VIEWING

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

