

TO LET

INDUSTRIAL / STORAGE / WORKSHOP – £5 per sq ft excl. Approx. 4,355 sq ft

Unit 3, Laxey Glen Mills, Laxey



- Purpose Built Industrial Unit approximately 4,355 sq ft (GIA).
- Located to the rear of the Laxey Glen Mills Landmark.
- Suitable for a variety of occupiers.
- Immediately available with vacant possession.

Over/...

DESCRIPTION

The property is a traditionally constructed steel portal from industrial / storage / workshop building, with rendered block facades and a profile sheet metal roof. The property benefits from roller shutter doors and 3 phase electrics. There are no toilet facilities or ancillary offices in the unit, which could form part of a tenant fit-out.

LOCATION

Proceed towards the centre of Laxey and take the right turn just after the bridge down Glen Road. Take the next immediate right hand turn over the bridge and follow the private road to the right hand side, which leads directly to Laxey Flour Mill. Pass through the archway and the industrial unit is located at the rear on the left hand side.

ACCOMMODATION

Industrial area approx. 4,355 sq ft.

- Roller shutter doors
- 3 phase electrics

LEASE TERMS/REPAIRING OBLIGATIONS

Negotiable.

RENT REVIEWS

Standard three yearly upward only rent reviews.

DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee will be required if the lease is being taken in the name of a Limited Company. A 3 month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

SERVICES

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

TENURE

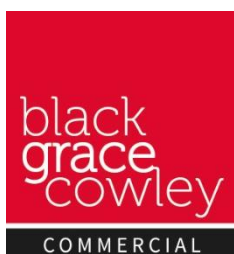
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Strictly by appointment through **Black Grace Cowley**.



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