

# TO LET

WAREHOUSE STORAGE – approx. 651 sq ft - £8psf exclusive.



## UNIT 18B TROMODE ESTATE, DOUGLAS

Available January 2021

Flexible terms available



### DESCRIPTION

A good opportunity to lease modern storage space in this purpose-built property situated on the popular Clucas Estate at Tromode. The floor area available is approximately 651 sq ft and offers a racked space with access from the rear of the building.

### LOCATION

Travelling into the Clucas Estate from the bottom of Johnny Watterson's Lane, continue into the estate where Unit 18B can be found on the right-hand side. Access to the warehouse space is from the rear.

### ACCOMMODATION

The whole unit extends to approximately 2,000sq ft. The available floor space to sub-let is approx. 651 sq ft.

Access to communal toilet and kitchen facilities.

### CAR PARKING

Rear access to unit via roller shutter door.

Parking/loading area.

Over/...

## SUB-LEASE TERMS

The unit is offered on flexible terms in regard to length of lease, area to be sub-let, and shared facilities.

## DIRECTORS 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

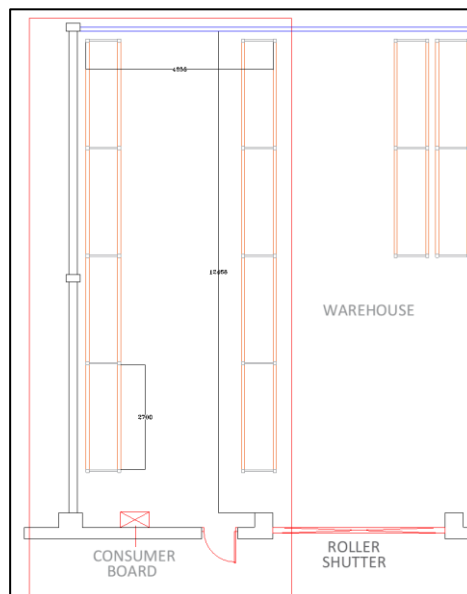
Financial and professional references will be required from prospective tenants and guarantors may be required in the case of limited companies.

## POSSESSION

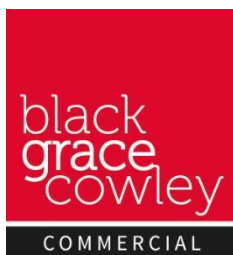
Vacant possession upon completion of all legal formalities.

## VIEWING

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



Plan Subject to Contract – Available area is outlined in red.



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### Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

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