

# FOR SALE – BRAND NEW OFF PLAN



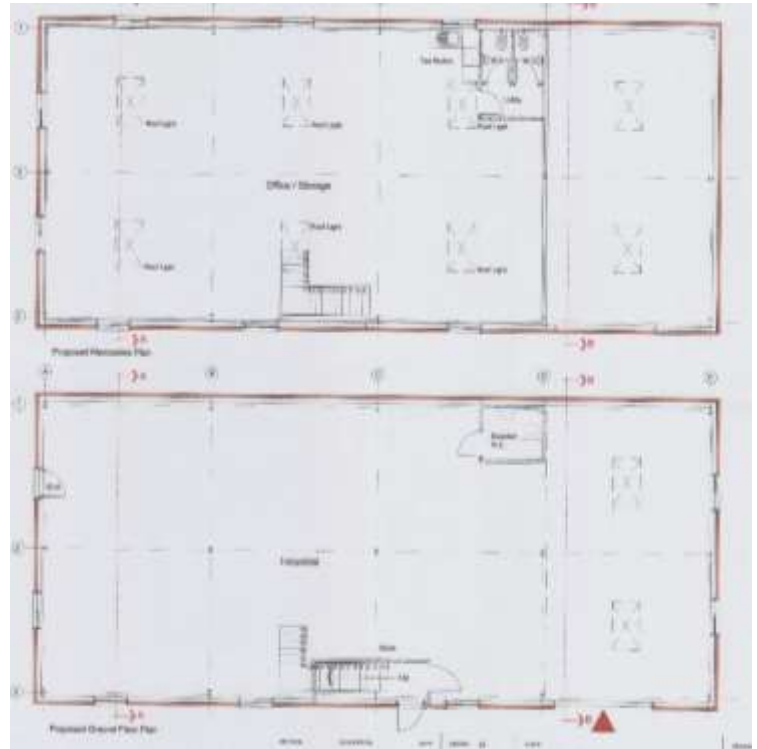
## PRIME LOCATED INDUSTRIAL UNIT, TROMODE

### Unit 9, Cronkbourne Business Park, Tromode

**Ground Floor Internal 2,680 sq ft / 249 sqm    Mezzanine Internal 1,948 sq ft / 181 sqm  
(approximate sizes)**



**Computer Generated Image**



**Proposed Floor Plans**

- Fabulous opportunity to purchase (off-plan) this brand-new build industrial unit, located in the sought-after area of Cronkbourne, only minutes drive from Douglas town centre and 15 minutes to the Airport.
- Cronkbourne is located near to Carrs Lane Estate and other occupiers in the area include the IOM Creameries and Mannin Media.
- Ground floor disabled WC, tea station & x 2 WCs on mezzanine level.
- 3 Phase electrics, fire precautions system, electric roller shutter door, separate pedestrian door.
- The building to be purchased on a 'staged-build' payment programme.
- 10 onsite car spaces

**£610,000 + VAT – payable over a staged programme**

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**RICS**

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