

# TO LET

Industrial Unit with Ancillary Offices

## Media House

**Ballafletcher Road, Tromode Business Park, Cronkbourne, Braddan, IM4 4SB**

- 15,820 sq. ft. (GEA) Purpose Built Industrial Unit.
- 5,878 sq. ft. (NIA) High Quality Ancillary Offices.
- Hard Standing Loading Bay and Parking for 30 Vehicles.



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**RICS**

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## DESCRIPTION

A purpose built industrial unit which benefits from a two story office facility. The property was originally constructed in the year 2000. The premises were previously used as the Headquarters and production facility for the purpose of printing, designing and distribution. In addition the first floor offices are subject to two individual sub-lettings via a licence agreement.

## SERVICES

Mains water, electricity, gas and drainage are connected to the premises. A full fire alarm system is installed incorporating heat detectors, smoke detectors, glass breaks, emergency lighting etc. A gas boiler provides hot water and under floor central heating to the office areas.

## LOCATION

The property is situated in Tromode Business Park on the southwestern outskirts of Douglas and benefits from a mix of quality light industrial units which include Dukes Video, Swagelock, Nationwide Building Society and Greenlight TV. The location benefits from good communication and road links and within close proximity of the island's capital Douglas.

## CAR PARKING

Hard standing loading bay and parking for in excess of 30 vehicles.

## CONSTRUCTION

Steel portal frame which has been clad with cavity block and insulated plastercised profile aluminium. Aluminium double glazed windows with suspended ceilings.



Source: Google Maps

# ACCOMMODATION

TYPE	SQ FT	SQ M
Ground Floor Offices	2,934 (NIA)	273
Ground Floor Production Area	8,172 (GIA)	759
First Floor	2,944 (NIA)	274
Attic Storage	899 (NIA)	84
<b>TOTAL GROSS EXTERNAL AREA COMBINED</b>	<b>15,820 (GEA)</b>	<b>1,470</b>

## Offers

Our client is seeking offers for the leasehold interest only for a 10 year term with a break in year 5 or a 5 year term with a break in year 3, with standard 3 yearly upward only RPI linked rent reviews.

Preference is for sole occupancy on an FRI lease basis, however all options will be considered.

All offers should be submitted in writing and include the following:

- Proposed rent (excluding VAT).
- Identity of the purchaser, along with any supporting information including experience / track record.
- Confirmation on funding. If third party funding is required please provide full details.
- Any conditions attached to the offer.
- The vendor reserves the right not to accept the highest or any offer received.

## Quoting Rent

Offers are invited for the leasehold interest in the region of £125,000 per annum exclusive.

The Landlord will insure the property and re-charge the tenant accordingly for their relevant apportionment

## Viewings

Strictly via appointment with BGC retained as sole agents.

## VAT

The property has been elected for VAT.

## Legal

Each party to be responsible for their own legal costs.





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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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