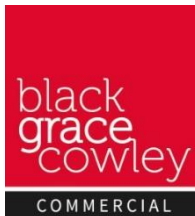


ASSIGNMENT or SUB-LEASE

COMMERCIAL PREMISES – £24,480 per annum

Approx 3,060 sq. ft (Ground) / 2,639 sq ft (Mezzanine)



Unit 18C, Carrs Lane Estate, Tromode, Douglas



- A fabulous opportunity to lease this modern commercial building with a mix of high-quality open plan and partitioned offices, with on-site car parking.
- A short distance from Douglas Town Centre on the popular Tromode Estate.
- The unit is largely fitted out as offices with a substantial mezzanine floor. There is fibre cabling and CAT 6 cabling.
- Comprises of reception, open plan working areas, comms room, meeting room, store room, staff kitchen & breakout room, roller shutter door and two open plan working areas on the mezzanine level.
- Available 1 December 2022.

Over/...

DESCRIPTION

Purpose built steel frame industrial unit currently fitted out as offices. The fit-out includes carpets throughout, suspended ceiling with integral grid lighting and halogen drop lighting on the mezzanine. There is a reception area and a kitchen/break out area on the ground floor. There are also x 2 WCs (1 disabled). There is a roller shutter door at the rear, and 3 phase electrics.

LOCATION

The Tromode Estate is situated at the bottom of Johnny Watterson's Lane and is a well maintained and popular estate owned as a whole by Clucas Plc and maintained to a high standard.

ACCOMMODATION

Ground Floor:

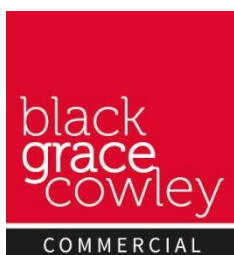
Entrance lobby, kitchen/breakout, open plan working office, meeting room, storeroom with comms room – the current Tenant will need occasional access to the comms room for approximately 6 months.

Stairs to Mezzanine.

Split into 2 open plan areas – approx. 759 sq ft and 1,880 sq ft.

SUB-LEASE/ASSIGNMENT

A sub-lease or assignment is available on standard FRI terms. Tenant to pay rates and insurance. The Head Lease expires on 26th April 2025.



Sharon Gelling
Commercial Department
01624 645550
sharon@blackgracecowley.com
Ben Quayle
Commercial Department
01624 645550
ben@blackgracecowley.com

RENT REVIEWS

In line with the Head Lease.

DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee may be required if the lease is being taken in the name of a Limited Company.

SERVICES

Mains services are installed.

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**.



Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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