

FOR SALE

INDUSTRIAL UNIT 35 – £170,000 + VAT - Approx 1,000 sq ft

Middle Park, Braddan



- Investment opportunity to purchase a brand new unit in the newly developed Middle Park Industrial Estate on a 'Sale and Leaseback' basis at a rent of £8,000 pa. Tenant to pay rates and insurance in addition. The initial term is for 2 years with an option to renew for a further 3 years. Annual break options.
- Unit 35 is available at 1,000 sq ft.
- Full height roller shutter doors with integral pedestrian access.
- The unit comes with allocated parking.

Over/...

DESCRIPTION

Newly built industrial unit set in this attractive rural setting close to Douglas town centre and Sea Terminal and only fifteen minutes from Ronaldsway Airport. The unit has allocated parking provision and full height roller shutter doors with integral pedestrian access. The unit also comes with a 3 phase electricity supply, a mains water supply with a bib tap, a capped tail to the foul drainage system and telecoms duct. Middle Park can accommodate a wide spectrum of corporate, commercial and light industrial uses.

LOCATION

Travelling out of Douglas on the New Castletown Road, head towards the Cooil Road roundabout. Turn left at the roundabout and continue towards Kewaigue. Take the first right hand turn towards the Energy for Waste Plant and take the left hand entrance onto the Middle Park Estate.

ACCOMMODATION

- Unit 35 – 1,000 sq ft with 2 car parking spaces.

SERVICES

Mains services are installed.

TENURE

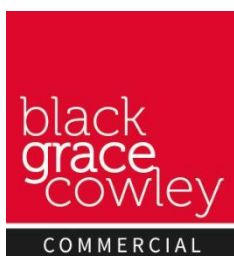
Freehold subject to existing lease to be agreed by separate negotiation.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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

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