

# TO LET

**INDUSTRIAL UNIT – £7.50 psf excl. - Approximately 3,828 sq ft**

## Unit 12B, Distribution Centre, Snugborough, Braddan



- Rare opportunity to lease an industrial unit on Snugborough Trading Estate – one of the busiest and most popular Estates on the Island, located just on the outskirts of Douglas town centre.
- Two full height roller shutter doors with separate pedestrian access, 3 phase electrics, WC and kitchen/office.
- Ample height to install a mezzanine floor, subject to obtaining building regs.
- 4 car spaces – 2 to the front and 2 to the side.

Over/...

## DESCRIPTION

Great opportunity to take a lease of this modern industrial unit on the popular Snugborough Trading Estate. The unit has two electric up and over, full height, roller shutter doors with separate pedestrian access, kitchen/office, WC, 3 phase electrics and halogen lights. Various power points positioned around unit.

## LOCATION

Travelling along Peel Road, continue straight ahead at The Quarterbridge roundabout, past Braddan Church. Take the third turning on the right into the Snugborough Estate and turn in taking the left-hand fork in the road. Travel straight down through the entrance of Manx Independent Carriers, where the unit can be found on the right-hand side.

## ACCOMMODATION

Industrial Unit – Approx 3,828 sq ft

- WC
- Kitchen/Office



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## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms. Tenant to pay rates and insurance.

## RENT REVIEWS

Standard three yearly upward only rent reviews.

## DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee will be required if the lease is being taken in the name of a Limited Company. A 3 month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

## SERVICES

Mains services are installed.

## 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](http://blackgracecowley.com)

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