

# TO LET

**WAREHOUSE SPACE – £8,500 pa + VAT - Approximately 912 sq ft**

## 37a, Hope Street, Douglas



- Rare opportunity to lease a Town centre warehouse - conveniently located.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- WC within the premises and yard to rear with access off back lane.
- Available for immediate occupation on completion of all legal formalities.

Over/...

## DESCRIPTION

Rare opportunity to lease this Town Centre warehouse space with both front (10ft) and rear electric roller shutter doors with integrated pedestrian doors. WC within the demise. Yard to the rear with access off back lane. Single phase electrics.

## LOCATION

Travelling up Peel Road from Lord Street, turn right onto Hope Street where the property can be found further up on the right-hand side.

## ACCOMMODATION

**Warehouse – Approximately 912 sq ft**

- Open plan workshop
- WC
- Yard to rear with access off back lane

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard Internal terms. Tenant to pay rates. Landlord pays building insurance. Tenant to insure own contents.

## 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.

## 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**.



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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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