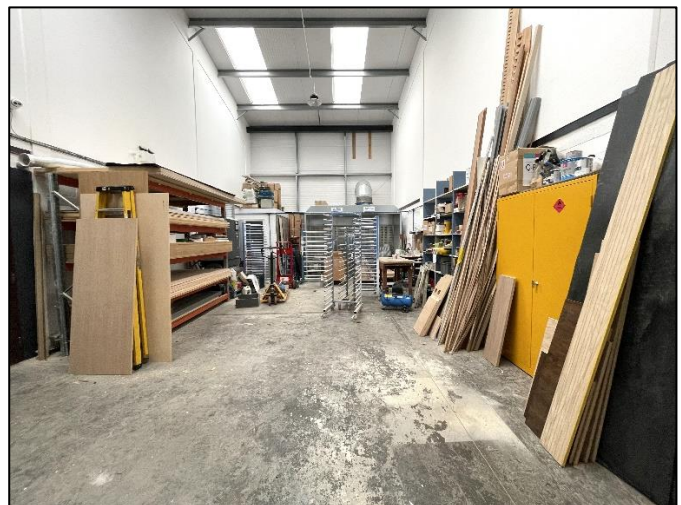


TO LET



UNITS 24C & 24D – 781 sq ft - £9,000 + VAT each – TOTAL: 1,562 sq ft / £18,000 pa

South Quay Industrial Estate, Douglas



- Two modern Industrial Units available on this popular Industrial Estate in the centre of Douglas. The units currently interconnect but can be split and taken separately.
- Sufficient height for Tenant to install a mezzanine level if required.
- Hormann sectional panel doors and steel pedestrian doors.
- 3 phase power with toilet to rear.
- Available from 1st March 2024.

Over/...

DESCRIPTION

Great opportunity to lease these Industrial Units in the centre of Douglas. The units have allocated parking provisions at the front of the property. The units also come with 3 phase electrics, roller shutter doors and separate pedestrian doors. Additional parking spaces are available at additional cost.

The two units are currently linked together via an internal double door but this can be blocked up and taken separately.

NO VEHICLE REPAIR GARAGES.

LOCATION

Travelling along South Quay towards the Sea Terminal, turn right before the roundabout and the Isle of Man Energy building into the Industrial Estate. The units can be clearly seen at the top of the Estate entrance road on the right.

ACCOMMODATION

Unit 24C – Approximately 781 sq ft

Unit 24D – Approximately 781 sq ft

- Length: 11.976m
- Width: 6.055m
- Height: 5.594 to 6.614m
- Door Height: 4.32m
- Toilet to rear.

Unit 24D also has Digital Access Control & CCTV installed.

LEASE TERMS/REPAIRING OBLIGATIONS

A new minimum three year lease is available on Internal Repairing Terms. Tenant responsible for rates, proportion of Building Insurance, own Utilities and Waste Disposal Charges.

RENT REVIEWS

Standard three yearly upward only rent reviews.

DIRECTOR'S GUARANTEE/DEPOSIT

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

SERVICES

Mains services are installed.

TENURE

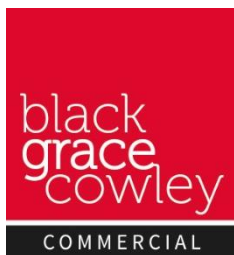
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



Sharon Gelling
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Ben Quayle
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Black Grace Cowley Limited

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

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