

# TO LET

**OFFICE/STORAGE SPACE – £4,312 pa excl. - Approximately 412 sq ft**

**Unit 7G, South Quay Industrial Estate, Douglas, IM1 5AT**



- Self-contained office/storage unit located on the popular, South Quay Industrial Estate.
- Within walking distance of all the town centre's amenities.
- The property comes with one allocated parking provision to the front of the property.
- Available from 1<sup>st</sup> August 2024

Over/...

## DESCRIPTION

Great opportunity to Lease this self-contained small office/storage unit, conveniently located on the popular, South Quay Industrial Estate. Open plan office space, with small office, kitchen and WC to rear. Allocated parking provision to the front of the property.

## LOCATION

Travelling from the Sea Terminal, over the bridge and turning right onto South Quay, continue towards the next roundabout and take a left hand turn onto Head Road. The entrance to South Quay Industrial Estate can be found on the right-hand side, where Unit 7G is located on the right.

## ACCOMMODATION

Approximately 412 sq ft

- Open Plan Office
- Small Office to rear
- Kitchen
- WC

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms. Tenant to pay rates, building insurance, electricity and waste disposal charges.

## 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.

## SERVICES

Mains services are installed.

## TENURE

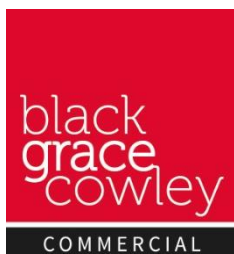
Vacant possession on completion of legal formalities, from 1<sup>st</sup> August 2024

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



**Sharon Gelling**  
Commercial Department  
**01624 645550**  
[sharon@blackgracecowley.com](mailto:sharon@blackgracecowley.com)

**Ben Quayle**  
Commercial Department  
**01624 645550**  
[ben@blackgracecowley.com](mailto:ben@blackgracecowley.com)

### Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Black Grace Cowley or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.