

# TO LET

Brand New Industrial Unit with Full Mezzanine and Ancillary Parking

## Unit 17, Braddan Bridge Business Park Peel Road, Braddan, Isle of Man, IM4 4LE



- Brand New Industrial Unit with Full Mezzanine and Ancillary Parking
- 3 Phase Electrical Power Supply. Distribution Board for Small Power and Power Supply to Sectional Overhead Door.
- Roof Solar Panels Installed.
- Roller Door with Pedestrian Access Door
- A WC and Sink is provided.
- On-Site Fitness and Wellbeing Centre.

Over/...

## DESCRIPTION

New build Business Park comprising of 17 units with ancillary parking. Steel portal frame construction, Kingspan insulated roof panels with transparent rooflights, insulated wall cladding panels, powder coated roller doors with pedestrian access doors, smooth render finish on double blockwork cavity wall and double glazed aluminium windows.

## LOCATION

The Business Park is situated on the outskirts of Douglas on the former Parkinson's Yard on Peel Road, within 2 minutes' drive of Quarter Bridge Roundabout.

Access to the site is available directly from Peel Road.

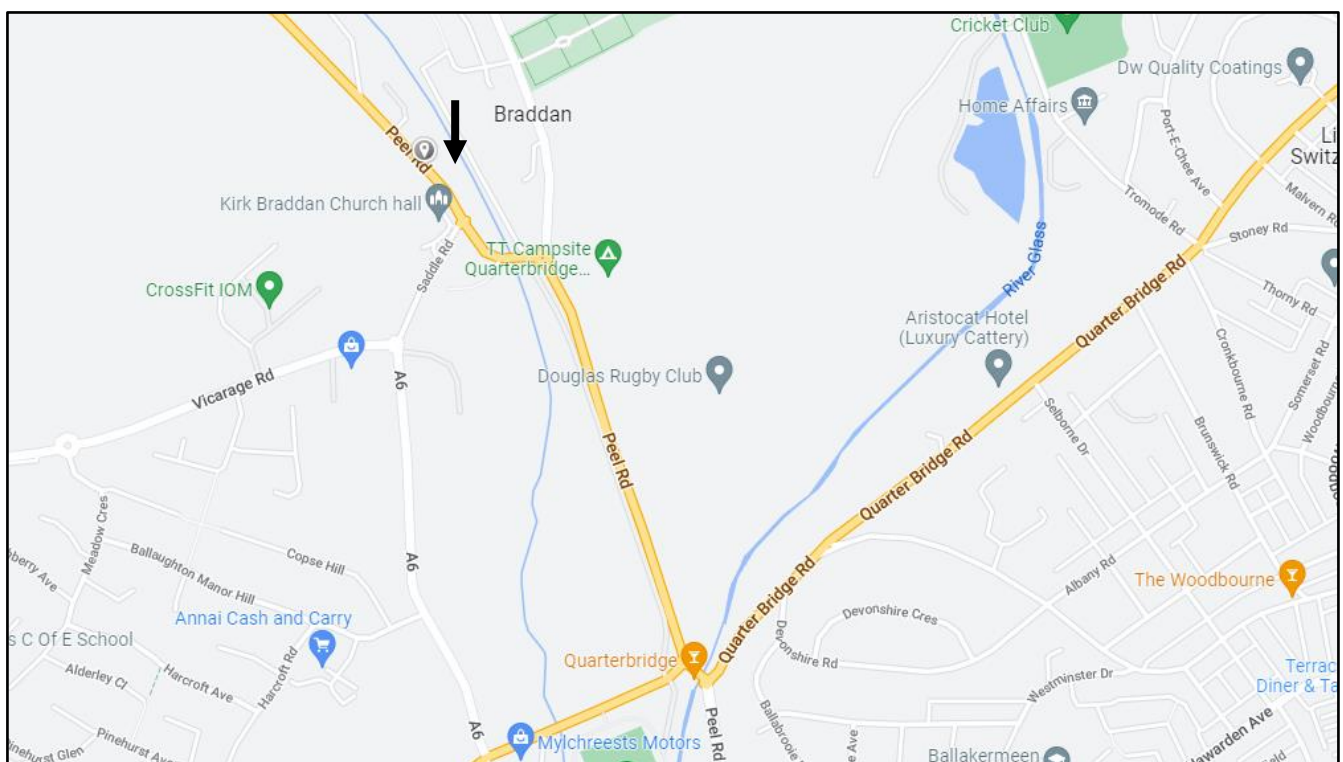
## OFFERS

Our client is seeking rental offers for individual and multiple units with standard 3 yearly upward only RPI linked rent reviews.

Car repair or sales businesses will not be able to operate from the estate due to the allocation of parking spaces in the planning consent.

All offers should be submitted in writing and include the following:

- Proposed rent (excluding VAT).
- Proposed use.
- Identity of the lessee.
- Any conditions attached to the offer. (eg, will it require a change of use).
- The vendor reserves the right not to accept the highest or any offer received.



Source: Google Maps

## ACCOMMODATION

Unit	Ground Floor (SQ FT)	Ground Floor (SQ M)
Unit 1 - <b>LET</b>	861.10	80
Unit 2 & 3 - <b>LET</b>	1677.00	155.8
Unit 4 - <b>LET</b>	861.10	80
Unit 5 - <b>LET</b>	894.47	83.1
Unit 6 - <b>LET</b>	851.42	79.1
Unit 7 & 8 - <b>LET</b>	1,716.83	159.5
Unit 9 - <b>LET</b>	861.10	80
Unit 10 - <b>LET</b>	1,680.23	156.1
Unit 11 - <b>LET</b>	1,680.23	156.1
Unit 12 - <b>LET</b>	861.10	80
Unit 13 - <b>LET</b>	861.10	80
Unit 14 - <b>LET</b>	838.50	77.9
Unit 15 - <b>LET</b>	838.50	77.9
Unit 16 - <b>LET</b>	838.50	77.9
Unit 17 - <b>AVAILABLE</b>	835.95	77.7

### QUOTING RENT

Offers are invited for the units in excess of £9.50 per sq ft.

The Landlord will insure the property and re-charge the tenant accordingly for their relevant apportionment.

Black Grace Cowley have also been retained as property managers for the site and are in the process of tendering costs for a planned maintenance program. A service charge will be applicable and charged quarterly in advance.

### CAR PARKING

Hard standing loading bay and allocated parking for each unit

### SERVICES

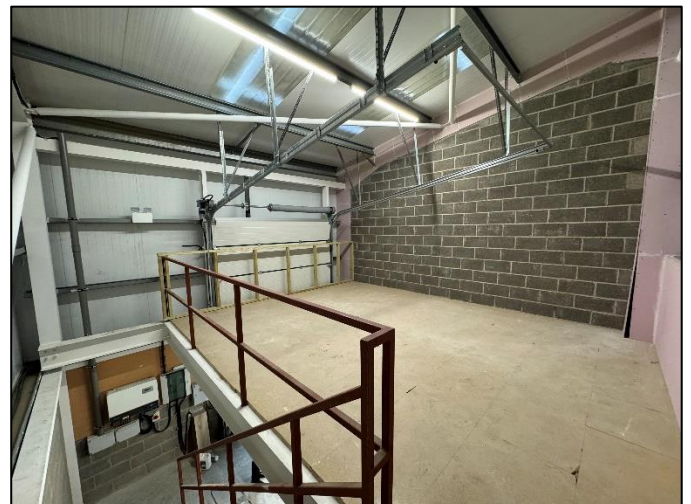
Mains water, electricity and drainage are connected to the premises.

### LEGAL FEES

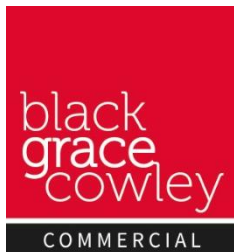
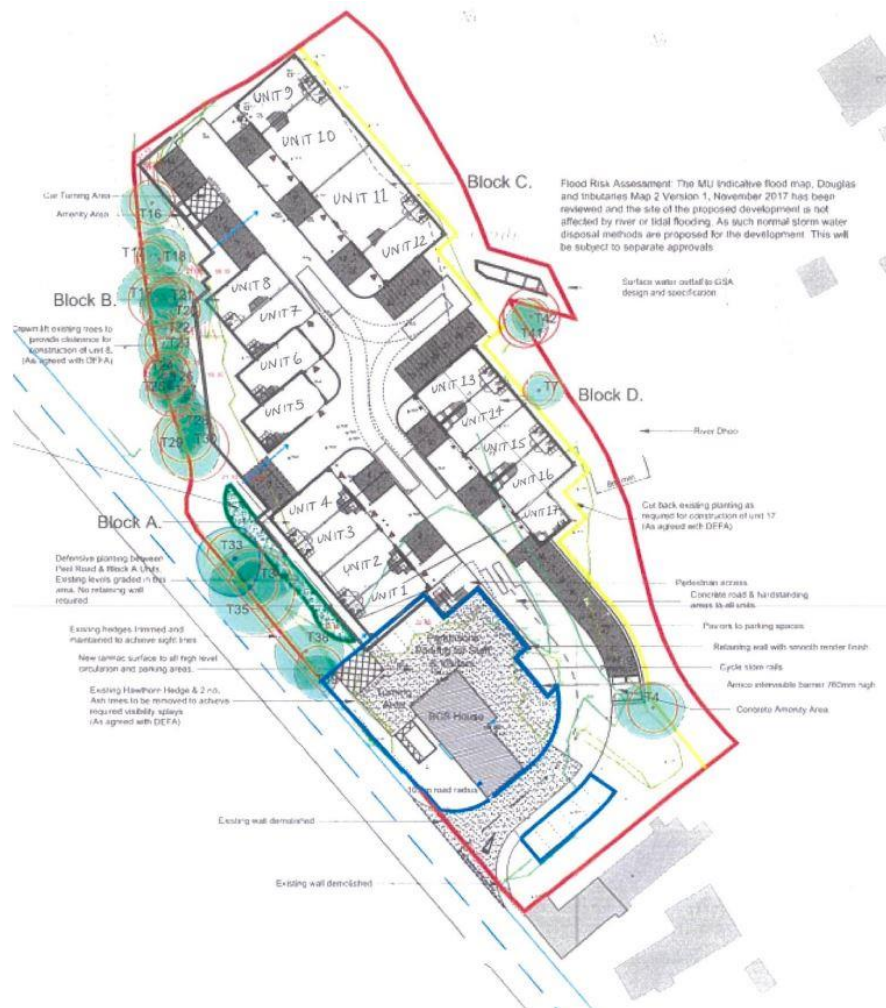
Each party to pay their own legal fees.

### VIEWING

Strictly by appointment through **Black Grace Cowley** as sole agents.







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**Black Grace Cowley Limited**  
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