

TO LET



INDUSTRIAL UNIT WITH COMPOUND – £8 psf plus VAT. Approximately 12,556 sq ft

Unit 16, Tromode Estate, Douglas



- Substantial warehouse on this popular Estate with 2 large access doors to the front elevation and a feature glass reception area in the centre. 3 phase electrics.
- Internally, there is a row of offices, staff room and toilets, and mezzanine storage.
- There is an enclosed compound area to the left-hand side of the unit.
- Excellent Forecourt/parking area to the front.
- Great position, located just past Cubbin and Bregazzi at the top of the Estate.

Over/...

LOCATION

Travelling into the Clucas Carrs Lane Estate from the bottom of Johnny Watterson's Lane, continue into the Estate where Unit 16 can be found in a prominent landscape position at the head of the Estate.

LEASE TERMS/REPAIRING OBLIGATIONS

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

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 may be required upon signing of the lease - returnable upon satisfactory expiry of the lease.

SERVICES

Mains services are installed. 3 phase electrics.

TENURE

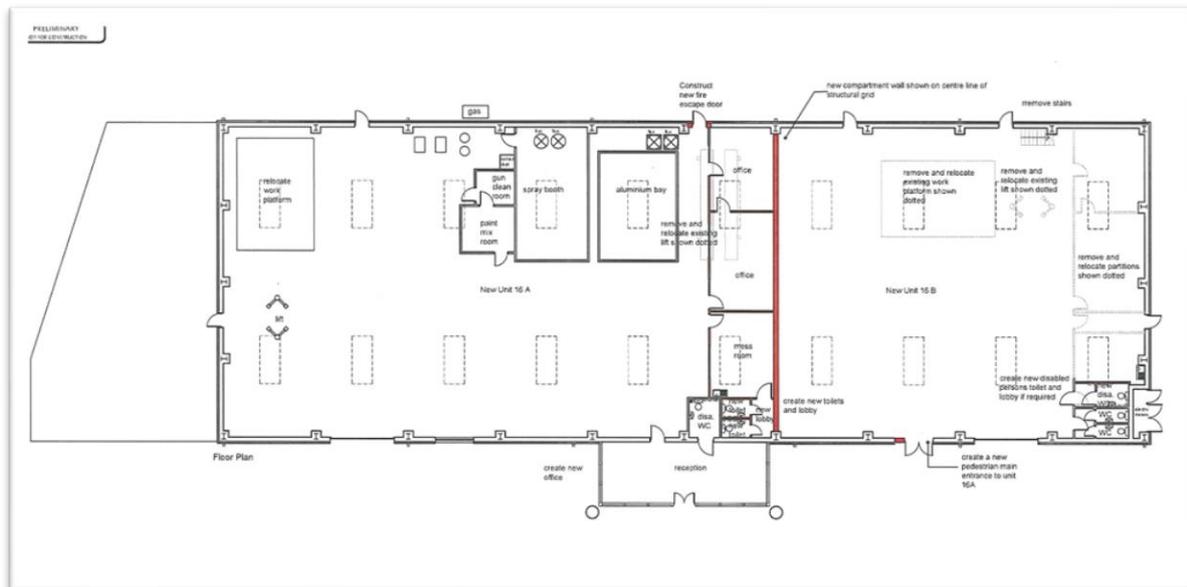
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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