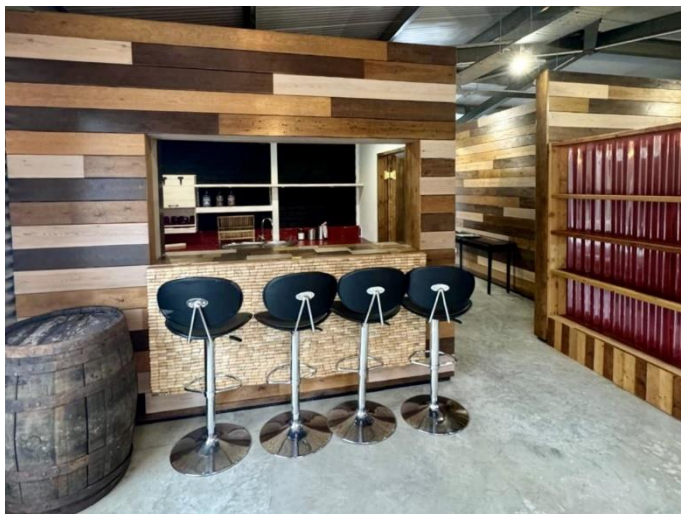


TO LET



WORKSHOP/OFFICE SPACE – £21,690 pa excl. - Approximately 2,410 sq ft

Unit 17D, Tromode Estate, Douglas



- Modern, purpose-built unit arranged over two floors on the popular Tromode Estate.
- Showroom/Workshop/Office Space to Ground Floor with further Office Space to the First Floor.
- Attractive riverside setting.
- Includes 5 car parking spaces.
- Available for immediate occupation on completion of all legal formalities.

Over/...

DESCRIPTION

Fabulous opportunity to lease a modern purpose-built unit situated in a prominent position on the popular Tromode Estate in Douglas. The unit is arranged over two storeys with showroom/workshop/office use on the ground floor with further fully fitted office space to the first floor. Also within the demise is a delivery entrance, reception, ladies & gents WCs and kitchenette.

It is owned as a whole by Clucas Plc and maintained to a high standard, with CCTV and on site staff.

LOCATION

Travelling down Johnny Watterson's Lane from Douglas, the Tromode Estate is situated at the bottom of the hill on the right hand-side, just past the junction with Tromode Road.

ACCOMMODATION

Ground Floor

- Reception Area
- Open Plan Office Space
- Open Plan Workshop/Store
- Ladies & Gents WCs
- Mezzanine Storage
- Kitchenette

First Floor

- Office Space – partly open plan
- Bar and Relax Space
- Private Offices and Boardroom

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms. In addition to the rent, Tenant to pay rates, building insurance and a small estate charge, which goes towards the upkeep of the Estate.

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 will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

SERVICES

Mains services are installed.

TENURE

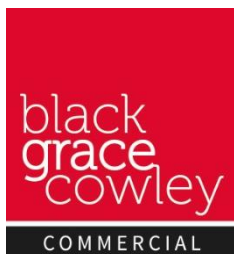
Vacant possession on completion of legal formalities.

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

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