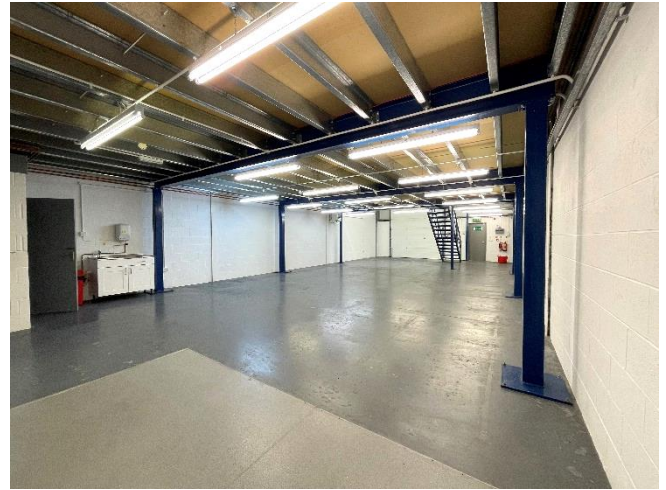


# FOR SALE – INDUSTRIAL UNIT

Ground 1,500 sq ft / Mezzanine 1,203 sq ft – £325,000 + VAT

## UNIT 33, ISLE OF MAN BUSINESS PARK



- Rare opportunity to purchase the freehold of this purpose-built industrial unit with 3 phase electrics and disabled WC.
- Sought after location on the Isle of Man Business Park in Braddan.
- Added extras include a steel frame mezzanine, kitchenette, additional strip lighting, data cabling, fire precautions system, intruder alarm and oil-fired blow heaters (ground and mezzanine).
- Full height roller shutter doors with separate pedestrian access.
- Vacant possession on completion.

Over/...

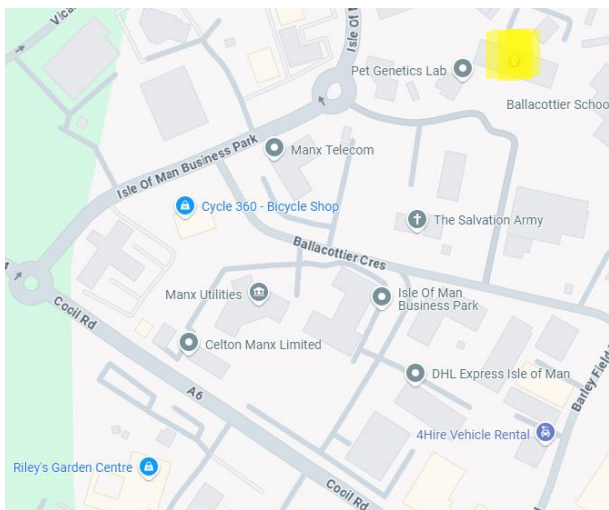
## DESCRIPTION

Great opportunity to purchase this purpose-built industrial unit on the sought after Isle of Man Business Park.

The Isle of Man Business Park is the preferred location for numerous businesses' Headquarters – which include Canada Life, Zurich, Manx Telecom, Manx Utilities, RL360 and The Salvation Army. It is also home to the extremely popular Cycle 360 café and cycle shop.

## LOCATION

Travelling out of Douglas on the New Castletown Road, head towards the Cooil Road roundabout. Turn right at the roundabout and continue onto Cooil Road. Take the second roundabout into The Business Park (Zurich/Canada Life/Cycle 360 entrance) drive straight up to the next roundabout and turn right. Drive past Boal & Co Office Building and the unit can be found on your left.



**Sharon Gelling**  
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**01624 645550**  
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**Mark Grace**  
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**01624 645550**  
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## SERVICES

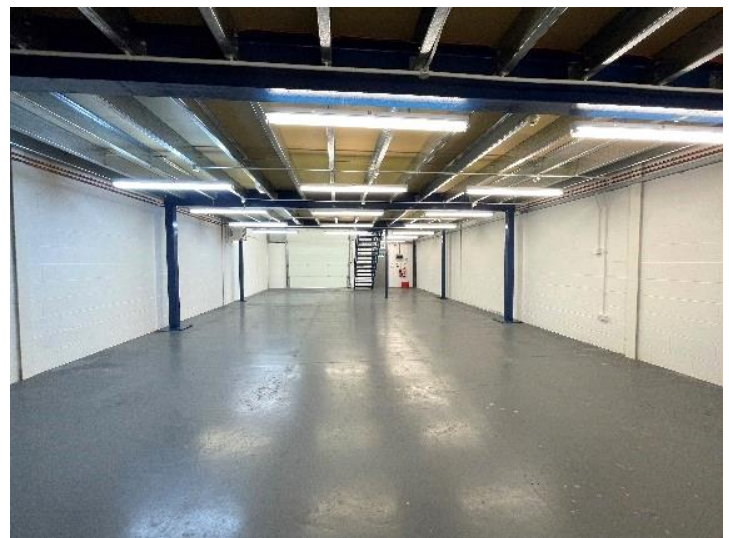
Mains water, electricity, oil fired blow heater system, fire precautions systems and intruder alarm are installed.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



### Black Grace Cowley Limited

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

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