

TO LET

OFFICE/STORAGE SPACE – £4,500 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 1st August 2025.

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 minimum 3-year lease is available on Internal Repairing 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

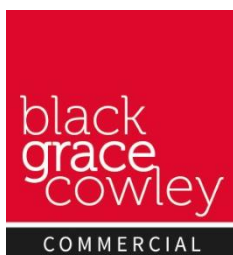
Vacant possession on completion of legal formalities, from 1st August 2025. Minimum 3-year lease.

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
Ben Quayle
Commercial Department
01624 645550
ben@blackgracecowley.com

Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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