

# TO LET

**MODERN INDUSTRIAL UNIT - £9 psf + VAT - Approximately 1,860 sq ft**

## Unit 13, Cooil Smithy, Isle of Man Business Park



- Full Height Electrically Operated Overhead Door with Wicket Pedestrian Door
- Internal Partitioned Office
- Phone line and halogen lights installed
- Side elevation highly visible from Cooil Road
- WC and sink
- 3 allocated Parking spaces

Over/...

## DESCRIPTION

Great opportunity to lease a modern industrial unit (built 2014) on the 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, IFGL 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 and turn right after Cycle 360. The Unit is situated next door to Waltons.



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## LEASE TERMS/REPAIRING OBLIGATIONS

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

## RENT REVIEWS

Standard three yearly upward only rent reviews.

## DIRECTOR'S GARAUNTEE/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 will be returnable upon satisfactory expiry of the lease.

## SERVICES

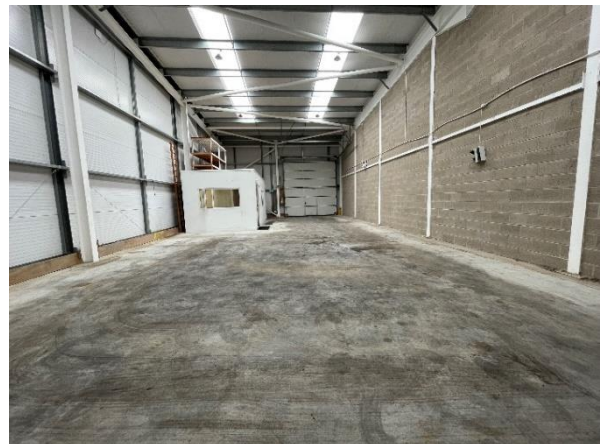
Mains services are installed.

## 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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