



BRAND NEW INDUSTRIAL UNIT – £7.50 psf - Approx. 3,190 sq ft

# Unit 231B, Jurby Industrial Estate



- Great opportunity to take a lease of this brand-new unit on the popular Jurby Industrial Estate.
- Full Height Electrically Door with separate pedestrian door.
- The unit comes with a large hardstanding area to the front and side.

## LOCATION

Enter Jurby Industrial Estate from the entrance opposite the primary school. Follow the road around and then straight towards the Jurby Transport Museum. Take a left here and the unit is the second on your left.

#### ACCOMMODATION

**Unit 231B** – 3,190 sq ft with hard standing.

#### LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge. Tenant to pay rates and insurance.

#### **RENT REVIEWS**

Standard three yearly upward only rent reviews.

### DEPOSIT

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. 3 phase electric, water and foul pipe to unit (services need connecting)

#### TENURE

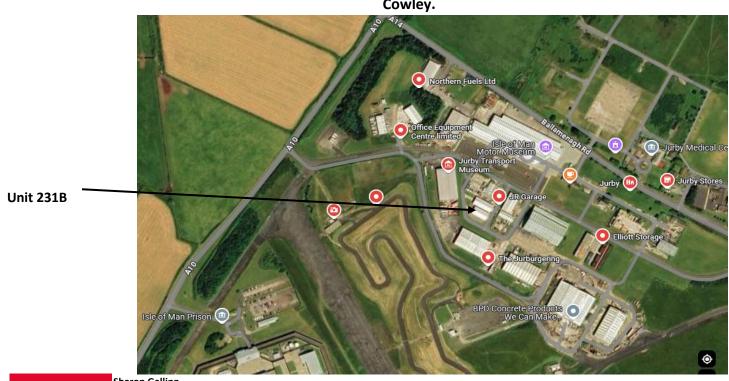
Vacant possession on completion of legal formalities.

### LEGAL FEES

Each party to pay their own legal fees.

#### VIEWING

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





Sharon Gelling Commercial Department 01624 645550 (option 3) sharon@blackgracecowley.com Ben Quayle Commercial Director 01624 645550 (option 3) ben@blackgracecowley.com

#### Black Grace Cowley Limited

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

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transactions, and no responsibility or liability, whether in negligence or otherwise, is accepted by Black Grace Cowley or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.