

# TO LET

**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**.

**Unit 231B**



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### Black Grace Cowley Limited

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

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