

FOR SALE or TO LET



BRAND NEW INDUSTRIAL UNIT – £349,500 or £23,925pa - NO VAT - Approx. 3,190 sq ft

Can be split into two separate units – approx. 1,600 each £12,000 pa NO VAT

Unit 231B, Jurby Industrial Estate



- Great opportunity to take either a lease or to purchase a long lease of this brand-new unit on the popular Jurby Industrial Estate. There is approximately 85 years left on the ground lease.
- Full Height Electrically Door with separate pedestrian door.
- The unit comes with a large hardstanding area to the front and side.
- If leasing the unit – the rent includes the Service Charge.

Over/...

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.

SERVICES

Mains services are installed. 3 phase electric, water and foul pipe to unit, WC toilet facilities and Halogen lighting.

TENURE

The purchase is available on a Long Leasehold basis on completion of legal formalities.

LEASES

The property is also available by way of a lease on standard full repairing and insuring terms. If leasing the unit - the rent **includes** Estate Charge.

DEPOSIT

If leasing, a 3 month deposit will be required.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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

Unit 231B



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 transaction, 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.