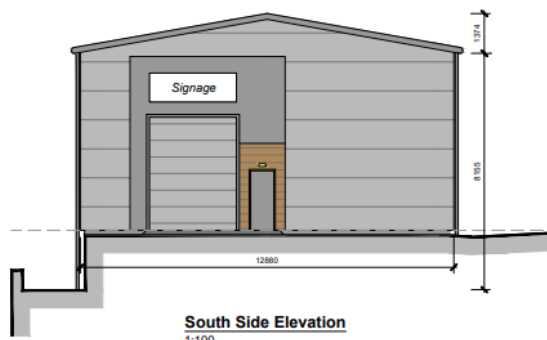


FOR SALE – BRAND NEW OFF PLAN

PRIME LOCATED INDUSTRIAL UNITS, TROMODE

Units 1-8, Cronkbourne Business Park, Tromode

Approx. 968 sq ft per Unit – £242,000 + VAT



External Finishes

Roof: Prefabricated insulated roofing panels with compatible roof light system

Walls: Prefabricated insulated wall panels above DPC level with cedar cladding feature as shown. Engineering brick plinth below DPC level

Rainwater goods: 100mm powder coated aluminium half round gutters with compatible down pipes to roddable gullies

Personnel doors: secure steel doors and frames

Loading Bay doors: steel sectional roller shutter doors

Windows: aluminium framed double glazed windows

Retaining walls: concrete walls

- Fabulous opportunity to purchase (off-plan) a brand-new industrial unit, located in the sought-after area of Cronkbourne, only minutes' drive from Douglas city centre and 15 minutes to the Airport.
- The unit benefits from an electric roller shutter door, 3 phase electrics, halogen lighting and separate pedestrian door.
- Cronkbourne Estate is located just off Ballafletcher Road and is near to Carrs Lane Estate. Other occupiers in the area include IOM Creameries, Duke Marketing and LD Glazing's new showroom/workshop.
- Own parking in front of the unit. Additional onsite car spaces are communal.

Over/...

DEPOSIT

A holding deposit will be required.

SERVICES

Mains services are installed.

TENURE

Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

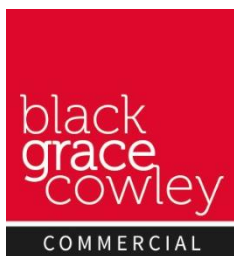
VIEWING

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



Location Plan

Not to scale



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