

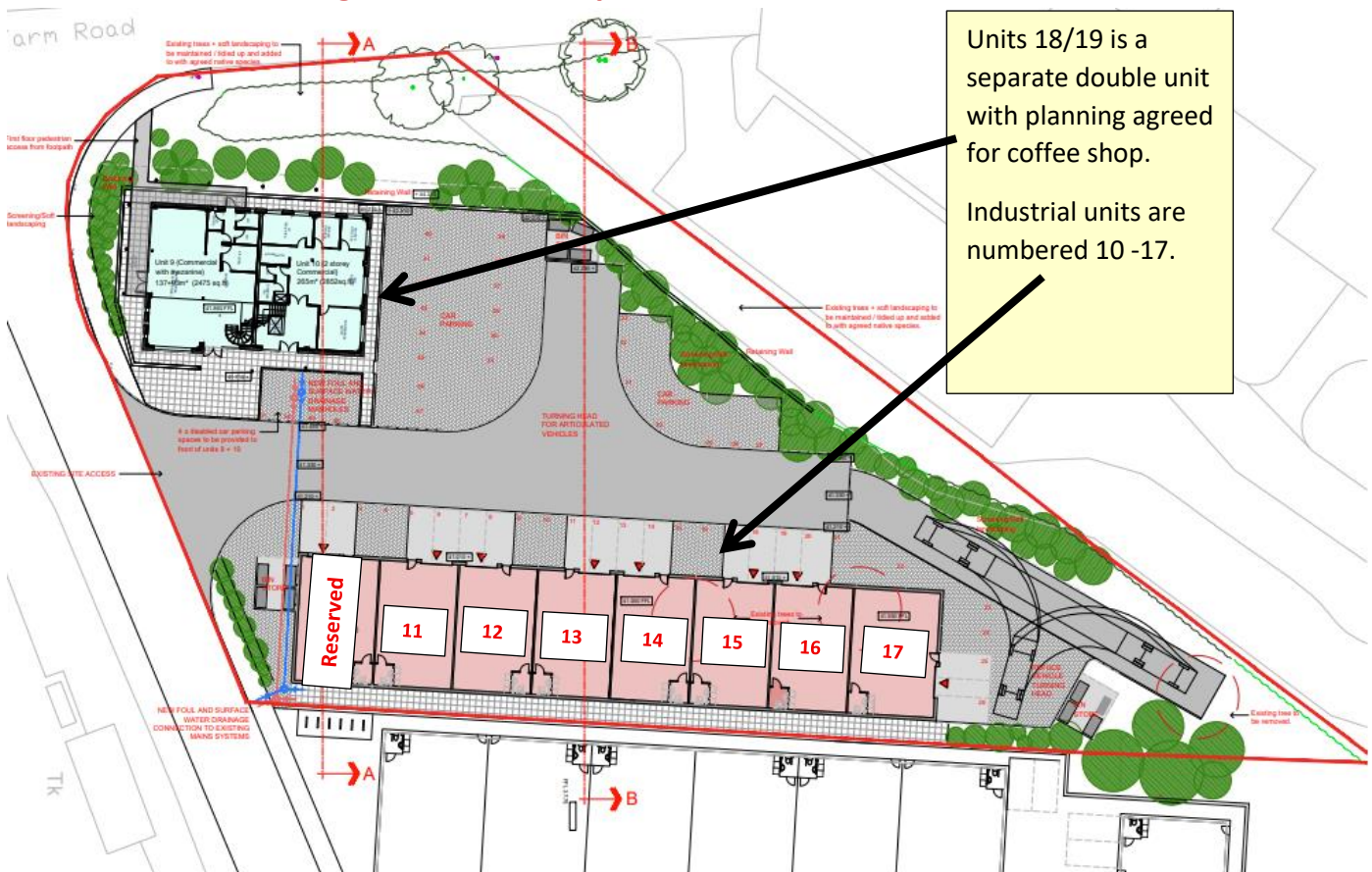
# BRAND NEW INDUSTRIAL UNITS

SEE OVER FOR PURCHASE PROCESS/INFORMATION

## Cronkbourne Business Park, Tromode

Industrial Units 10 – 17 Approx. 968 sq ft

Units 18 (2,475 sq ft Total) & 19 (2,852 sq ft Total) – Commercial Units with Mezzanine - Planning for Coffee Shop



- Brand-new industrial unit available, located in the sought-after area of Cronkbourne, only minutes' drive from Douglas city centre and 15 minutes to the Airport.
- The units benefit from an electric roller shutter door with separate pedestrian door, 3 phase electrics, disabled spec toilet and halogen lighting.
- Cronkbourne Estate is located just off Ballafletcher Road and is near to Carr's Lane Estate. Other occupiers in the area include IOM Creameries, Duke Marketing and LD Glazing's new showroom/workshop.
- Own parking to the front of the unit. Additional onsite car spaces are communal.

Over/...

## PURCHASE OF RIGHT OF FIRST REFUSAL

A Right of First Refusal on a specific unit is available to purchase for £5,000 + VAT.

The estimated purchase price for a unit is currently estimated at is £242,000 + VAT. Nearer to time of Completion (approx. Q4 2026/Q1 2027) an Independent Quantity Surveyor will reassess the build costs and the price may - or may not - need to be adjusted. If the price does need to be adjusted and you do not want to go ahead at the higher price you will be refunded your £5,000 + VAT pre-payment. If you do go ahead then the £5,000 will be deducted from the overall price.

## SERVICES

Mains services are installed.

## TENURE

The units are Freehold.

There will be an estate charge for the upkeep and maintenance of the road.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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

### 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

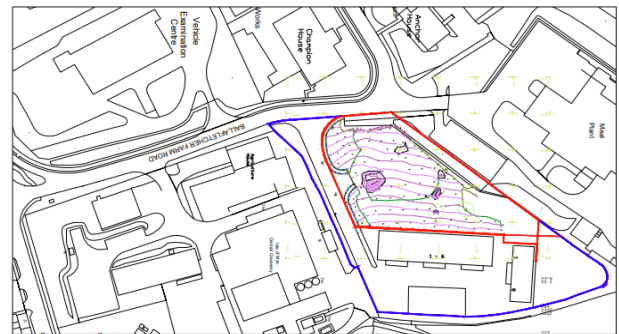
**Rainwater goods:** 100mm powder coated aluminium half round gutters with compatible down pipes to roddable gullies

**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



Location Plan



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### Black Grace Cowley Limited

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