

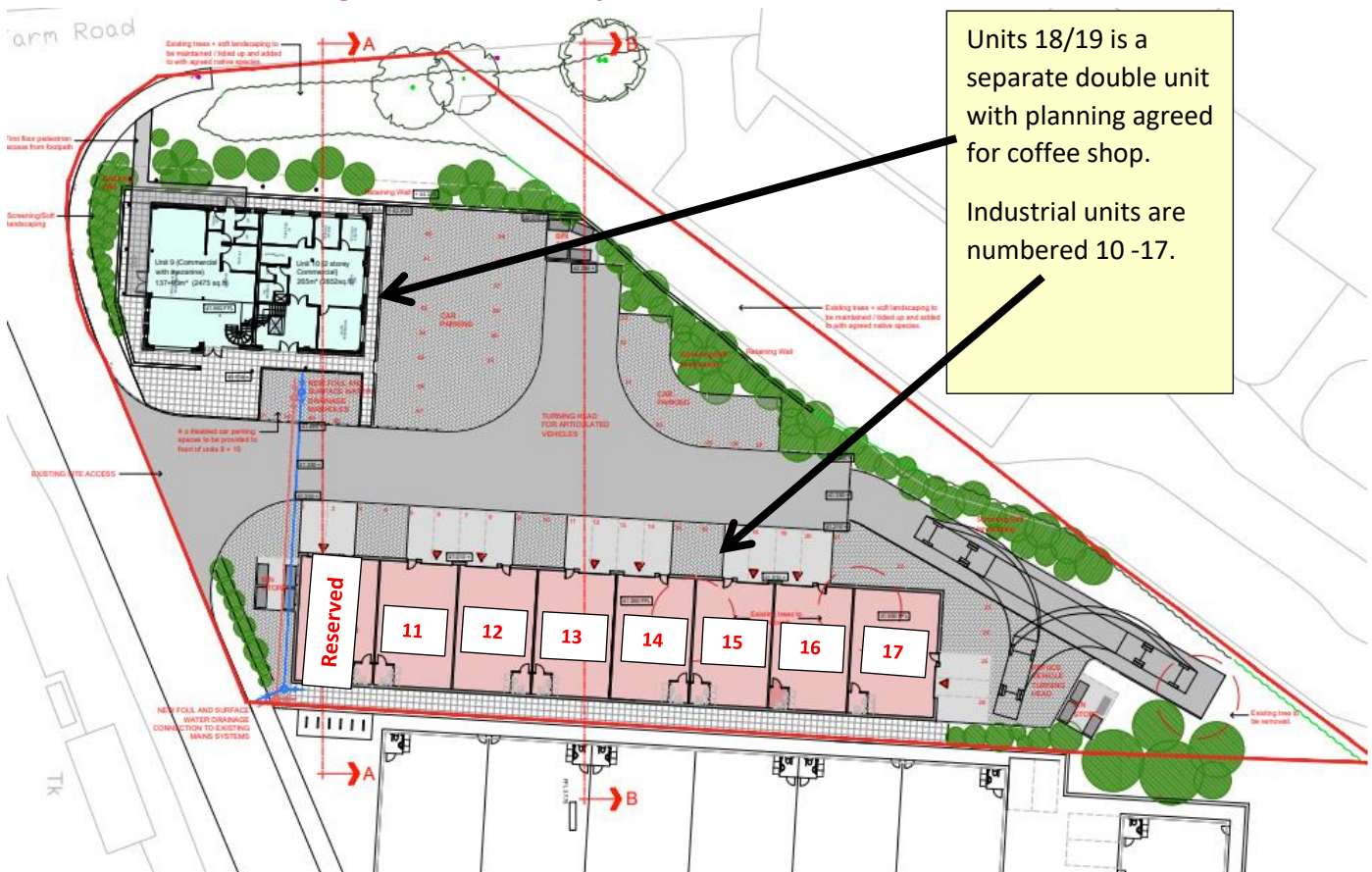
BRAND NEW INDUSTRIAL UNITS

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

Vacant possession on completion of legal formalities. Completion expected Q4 2026.

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

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