

TO LET

LARGE CONCRETTED YARD, INDUSTRIAL UNIT, ANCILLARY OFFICE / STORAGE – PRICE NEGOTIABLE

Large Yard and Industrial Building, Main Road, St Johns



- Rare Opportunity to lease a formerly used Builders Merchants.
- Complete with c. 2 acre Courtyard, Industrial Unit with Mezzanine and Ancillary Office / Storage. (House pictured not included)
- Located on the Main Road, St Johns with Prominent Frontage.
- All Mains Services Connected.
- Plenty of Customer Parking at The Front of The Building.

Over/...

DESCRIPTION

Approximately 2 acre site with open storage courtyard, steel portal frame storage unit with mezzanine and ancillary office space.

LOCATION

Located on the South Side of the Main Road, St Johns, directly opposite the Old Vicarage. The site is within close proximity to Ballacraigne, which is a main arterial route to all road networks on the Island.

ACCOMMODATION

- Courtyard – c. 2 acres
- Industrial Unit – c.2,500 sq. ft with c.1,200 sq. ft mezzanine
- Ancillary Office / Storage – c.3,000 sq. ft



SERVICES

Mains services are installed.

TENURE

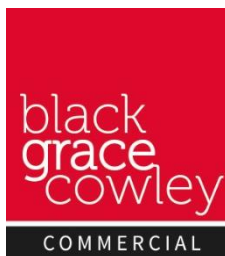
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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

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