

TO LET-INDUSTRIAL/OFFICE/RETAIL

£40,000 pa + VAT - Approx. 3,000 sq ft Ground & 2,000 sq ft Mezzanine

Unit 1, Hills Meadow, Douglas



- Prominent Corner Position with fully glazed part front/part corner.
- Ground Floor – Showroom, Workshop, Storage/loading bay.
1st Floor – Open plan Office, Boardroom, Comms Room, Kitchen/Breakout Area.
- Large parking area to front/side.
- Roller doors to warehouse.
- Available Shortly.

Over/...

DESCRIPTION

A great opportunity to lease this modern, substantial retail and warehouse premises with large office mezzanine. This unit is built of block construction with steel portal frame. The unit benefits from an impressive glazed corner, with retail/showroom area, through to a workshop and storage area with roller shutter door. 1st Floor comprises of an open plan office with boardroom, comms room and kitchen/breakout area. Separate ladies and gents WC. There is a large forecourt to the front with additional parking to the side.

LOCATION

Hills Meadow is situated off Peel Road on the main thoroughfare into Douglas from The Quarterbridge – making it one the most convenient trading estates in Douglas on the outskirts of the City Centre. On turning into the Estate, take the right-hand fork and turn immediately right at the bottom of the hill. The unit is highly visible on your right.

ACCOMMODATION

Ground Floor – approx. 3,000 sq ft

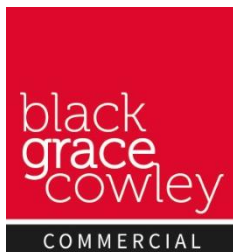
Showroom, through to workshop, storage and loading bay, disabled WC

Mezzanine – approx. 2,000 sq ft

Open plan office, boardroom, comms room, staff kitchen & breakout area
Separate ladies and gents WC.

OUTSIDE

Large forecourt to the front and side.



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LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge. Landlord will insure the building and recharge Tenant. Tenant to pay own rates.

RENT REVIEWS

Standard three yearly upward only rent reviews.

DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee will be required if the lease is being taken in the name of a Limited Company. A rent deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

SERVICES

Mains services are installed.

TENURE

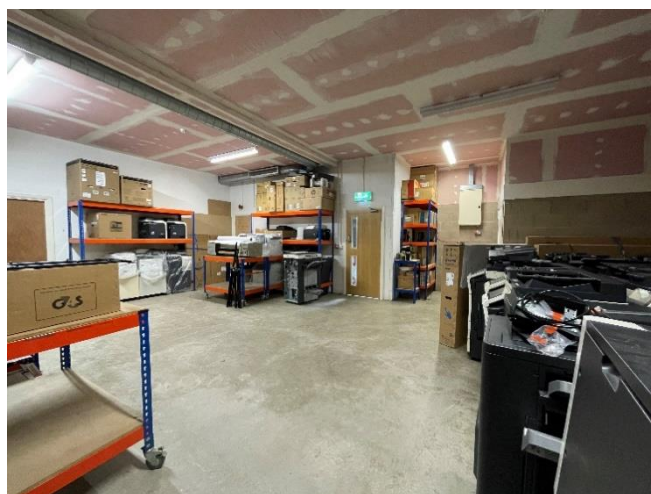
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



Black Grace Cowley Limited

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

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