

TO LET



WAREHOUSE - 4,176 sq. ft - £31,320 per annum + VAT (£7.50 per sq. ft)

Unit 30K, Snugborough Trading Estate, IM4 4LH





DESCRIPTION

Steel portal frame building with breeze block walls which have been externally rendered and painted.

Profile sheet metal roof, solid concrete floor and stud partitioned throughout.

LEASE TERMS

10 year lease term on FRI terms subject to 3 yearly rent reviews.

LOCATION

Snugborough Trading Estate is located on the Isle of Man, in the area of Union Mills, just outside of Douglas. Travelling along from the Quarterbridge roundabout on Peel Road towards Union Mills, the entrance to the estate will be on your right.



SERVICES

Mains services installed including electric and water. There is no heating / cooling system.

RENT DEPOSIT

Standard 3 month rent deposit will be required prior to commencement of the lease.

LEGAL FEES

Each party to be responsible for their own legal costs.

ACCOMMODATION

Approx Measurements:

388 sq m / 4,176 sq ft

VIEWING

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



Sharon Gelling
Commercial Department
01624 645550
sharon@blackgracecowley.com
Ben Quayle
Commercial Director
01624 645550
ben@blackgracecowley.com

Black Grace Cowley Limited

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

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