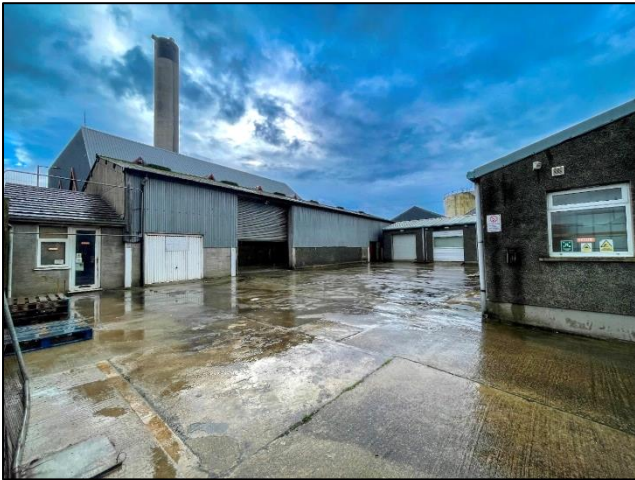


Expressions of Interest Invited

TO LET – Former Builders Yard

Large Yard, Shop and Industrial Buildings, Mill Road, Peel



- Rare Opportunity to lease a gated and secure yard with multiple ancillary buildings – formerly a Builders Merchants.
- Comprising:
 - ✓ Central Courtyard
 - ✓ Rear unit (former retail space) with two oil blow heaters
 - ✓ Staff office/kitchen/breakout area with storage (oil central heating), WCs and a shower
 - ✓ Large warehouse unit with a mezzanine at each end and an External Store.
 - ✓ Halogen lighting throughout.
- Located on Mill Road, Peel.
- Close to other Industrial Businesses.

Over/...

DESCRIPTION

Secure Industrial site in the West of the Island with open storage courtyard, large steel portal frame storage unit with mezzanines, a second storage unit (formerly retail space) and ancillary office/staff areas.

LOCATION

The site can be found off the quay on Mill Road. Take the road past the House of Manannan, and turn left on to Mill Road directly after Moore's Smokehouse building.

ACCOMMODATION

- Courtyard – 39 ft x 80 ft + 21 x 19 sq. ft
circa. 3,519 sq ft (Gross)
- Warehouse – 91 sq. ft x 25 sq. ft
circa. 2,275 sq. ft
- 2 x Mezzanine Levels:
25 ft x 13 ft **circa. 325 sq. ft**
20 ft x 25 ft **circa. 500 sq. ft**
- Shop – 60 ft x 20 ft **circa. 1,200 sq. ft**
- Store Room – **circa. 585 sq. ft**
- Office, Canteen, toilet with shower –
circa. 560 sq. ft
- External Store – 22 ft x 9 ft **circa. 198 sq ft**



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Commercial Director
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REPAIRING OBLIGATIONS

The site is to be taken in an 'as is' condition. Full Repairing and Insuring Terms – so Tenant responsible for the upkeep and ongoing maintenance of the site. Tenants to pay Rates and Building Insurance.

SERVICES

Mains services installed. Firedex 2204 system.

TENURE/DEPOSIT

Vacant possession on completion of legal formalities. A 3 month rent deposit will be required – held by the Landlord until satisfactory lease expiry.

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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