

TO LET

Industrial Unit – £15,000 pa + VAT - Approximately 1,681 sq ft

7C, South Quay Industrial Estate, Douglas



- Industrial Unit on South Quay Industrial Estate
- Electric Panel Door with Separate Steel Pedestrian Entrance
- 3 Phase Electric Supply
- Parking to front of Unit & WC
- Floor Loading Restrictions – No Garages/vehicle cleaning or repair businesses
- Available from 1st March 2026

Over/...

LOCATION

Travelling down South Quay turn up towards Douglas Head at the roundabout. The Upper Entrance to the Estate is on the right a few hundred meters up the road. Travelling into the estate turn left where Unit 7C is on the right in the upper area. This location benefits from proximity to Douglas Harbour, the financial district and Douglas city centre.

ACCOMMODATION

The floor area of this unit is 1,681 sq ft with parking, WC and electric panel door. This unit has 3 phase power. It should be noted that as this unit is above another unit, there are floor loading restrictions.

LEASE TERMS/REPAIRING OBLIGATIONS

A minimum 5 year lease. A break option after 3 years may be considered. The lease is available on internal repairing. Tenant to pay building insurance and own rates/refuse collection/utilities.

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 2 month rental 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

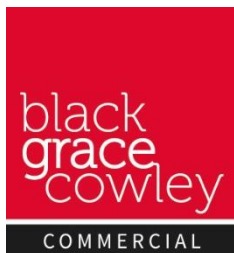
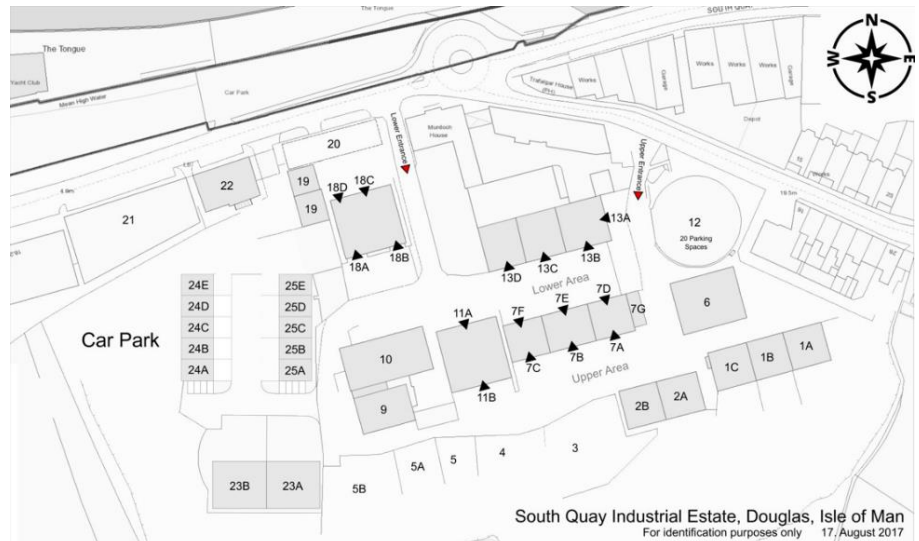
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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