

# TO LET

black  
grace  
cowley  
COMMERCIAL

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

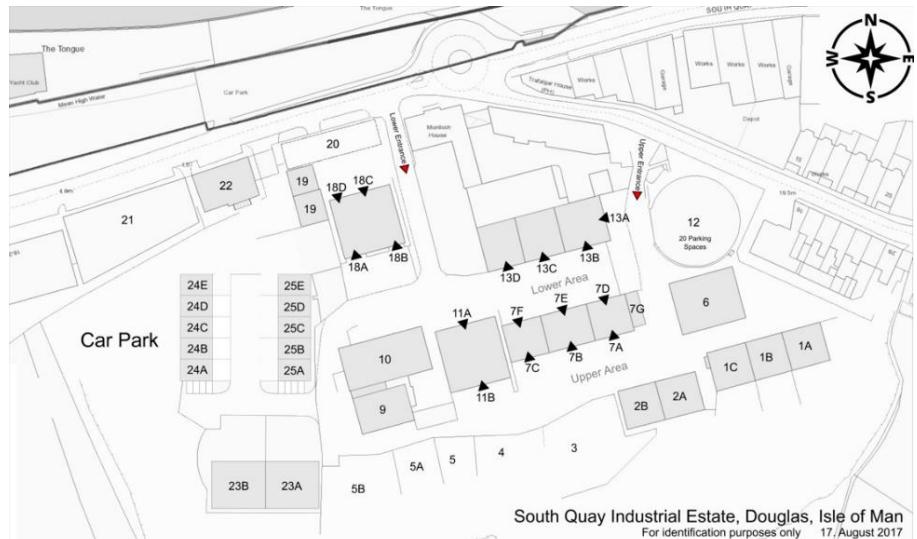
## 7C, South Quay Industrial Estate, Douglas



- 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 1<sup>st</sup> March 2026

Over/...

<p><b>LOCATION</b></p> <p>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.</p>	<p><b>RENT REVIEWS</b></p> <p>Standard three yearly upward only rent reviews.</p>
<p><b>ACCOMMODATION</b></p> <p>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.</p>	<p><b>DIRECTOR'S GUARANTEE/DEPOSIT</b></p> <p>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.</p>
<p><b>LEASE TERMS/REPAIRING OBLIGATIONS</b></p> <p>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.</p>	<p><b>SERVICES</b></p> <p>Mains services are installed.</p> <p><b>TENURE</b></p> <p>Vacant possession on completion of legal formalities.</p> <p><b>LEGAL FEES</b></p> <p>Each party to pay their own legal fees.</p> <p><b>VIEWING</b></p> <p>Strictly by appointment through <b>Black Grace Cowley</b>.</p>



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Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

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