

TO LET

WAREHOUSE & ANCILLARY OFFICE

10,700 sq. ft - £80,000 per annum + VAT (£7.48 per sq. ft)

Print House, Hills Meadow, Douglas, IM2 5EB



- Rare opportunity to take a lease of a > 10,000 sq. ft modern industrial unit in Hills Meadow.
- Car parking for approx. 4 to 6 vehicles at the front of the premises.
- Ancillary office accommodation with spiral staircase.
- 3 phase electric power, full height roller shutter door, male and female WC's, modular office with WC and mezzanine.
- Available for occupation from 1st August 2026, subject to relocation of the existing owner occupier to a new premises.

DESCRIPTION

Steel portal frame building with breeze block walls which have been externally rendered and painted, with a partial cladded elevation.

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

Hills Meadow is situated off Peel Road on the main thoroughfare into Douglas from The Quarterbridge, making it one of the most convenient trading estates in Douglas on the outskirts of the City Centre.

SERVICES

Mains services installed including electric, oil and water. Heating is operated from an oil boiler which feeds the radiators.

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

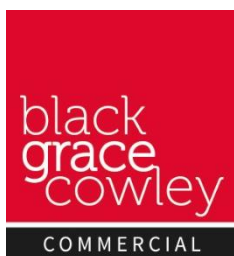
Approx Measurements:

Ground Floor: 8,198.17 sq. ft

First Floor: 2,494.07 sq. ft

VIEWING

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



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

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