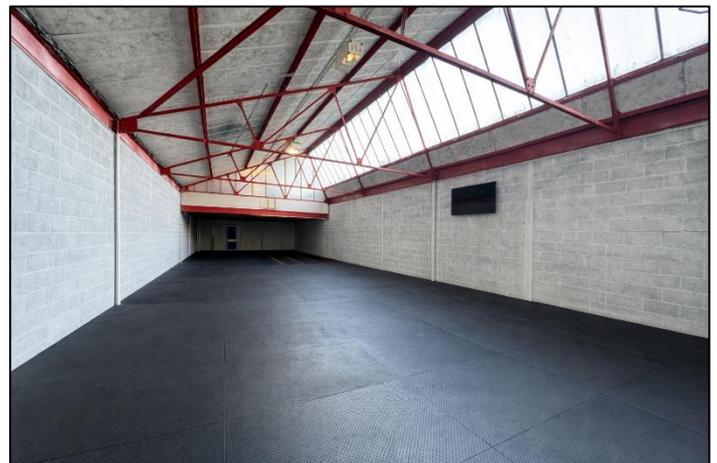
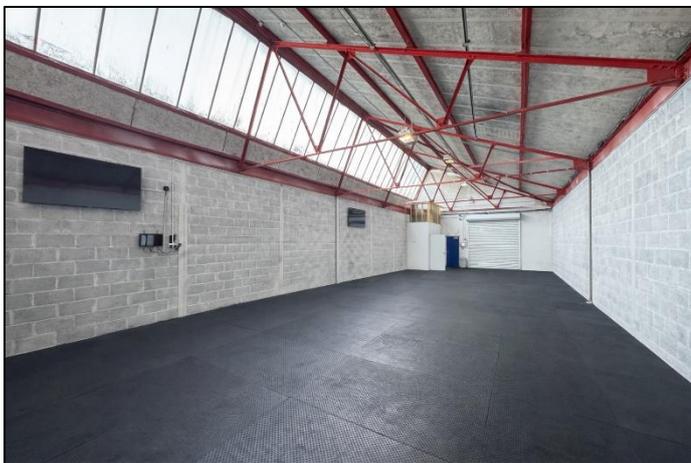


TO LET

WAREHOUSE 2,250 sq. ft - £18,000 per annum + VAT (£8 per sq. ft)

Unit 1B, Hills Meadow, Douglas, IM2 5EB



- Modern industrial unit in Hills Meadow with Plenty of Natural Light.
- Car parking for approx. 2 x vehicles at the front of the premises.
- Comes with partitioned WC and Sink area.
- 3 phase electric power and full height roller shutter door.

DESCRIPTION

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

Profile sheet metal roof and solid concrete floor with breeze block walls.

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 convenient trading estates in Douglas on the outskirts of the City Centre.

SERVICES

Mains services installed including electric and water. In-going tenant would be required to consider installing electric heaters.

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: 2,250 sq. ft

VIEWING

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



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