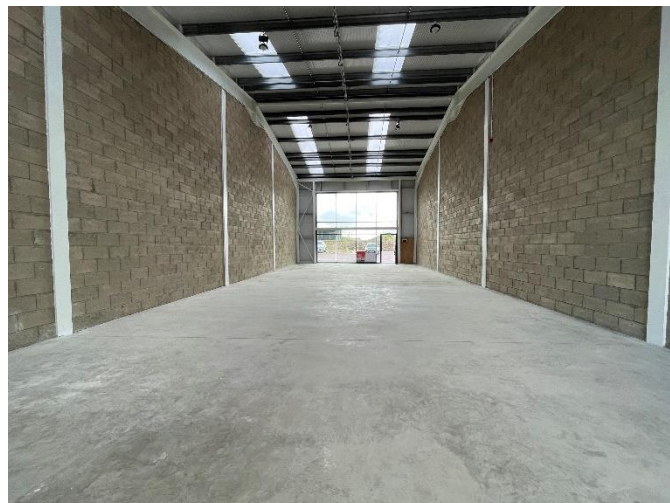


TO LET – NEW INDUSTRIAL UNIT

Approx. 2,050 sq ft – £28,350 per annum + VAT

Available from July 2026

Unit F3, Eden Business Park, Braddan



(CGI Image - once habitat planting is established)



- Fabulous opportunity to lease this brand new purpose-built unit on the much sought-after Eden Business Park Estate in Braddan. Glass fronted, with electric roller shutter at the rear.
- Unit F3 is located in the newest phase recently completed at Eden Park.
- Contemporary and sustainable design within an exceptional working environment - including high thermal performance. The design and infrastructure allow for easy installation of solar panels and EV charging points. There is also the benefit of fibre telecoms networks available.
- Toilet with shower, 3 phase electrics, an electric roller shutter door and 6 designated parking areas.
- Suitable for Light Industrial/Research & Development/Storage & Distribution.
- Eden Park is opposite the Isle of Man Business Park close to Douglas City Centre.

Over/...

LOCATION

Travelling out of Douglas on the New Castletown Road, turn right at the Cooil Road Roundabout onto Cooil Road. Continue through the next roundabout past Jacksons where the entrance to Eden Park is the second turning on the left.

Continue forwards past Riley's Garden Centre, continue past the following block (Phase 1), and Unit F3 can be seen on the right hand side.

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard Full Repairing and Insuring terms. Tenant to pay building insurance and rates in addition.

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 3 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

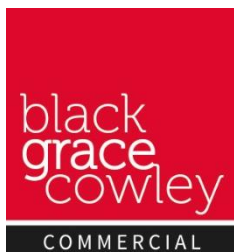
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



Sharon Gelling
Commercial Department
01624 645550
sharon@blackgracecowley.com
Ben Quayle
Commercial Department
01624 645550
ben@blackgracecowley.com

Black Grace Cowley Limited

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

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