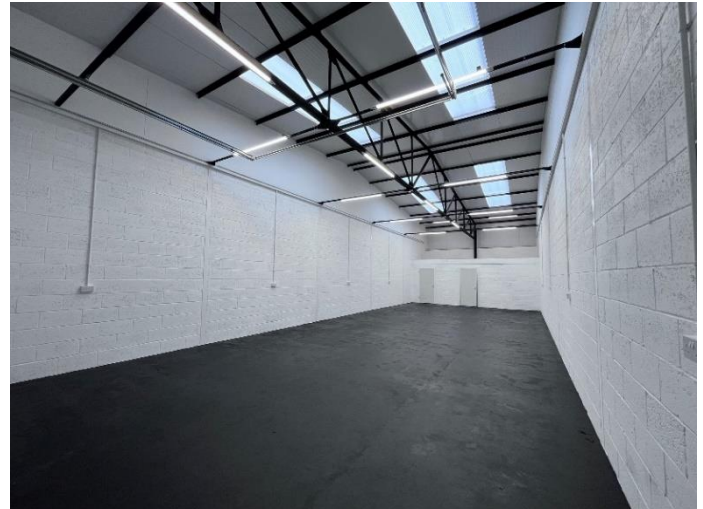


# TO LET – INDUSTRIAL UNITS



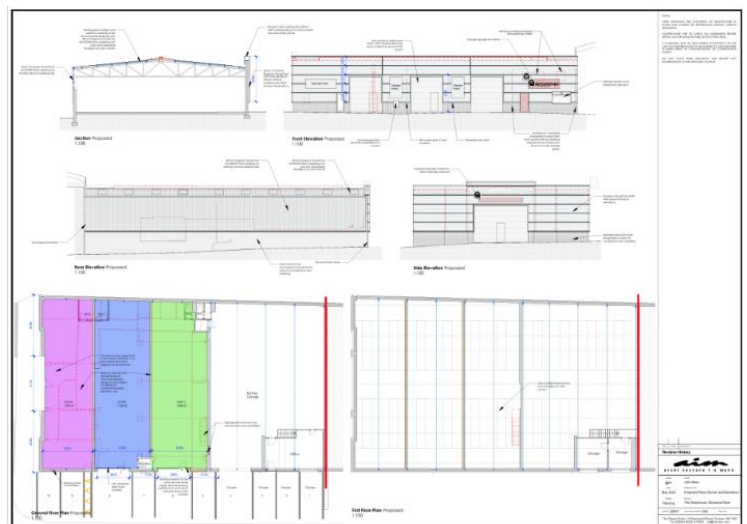
UNIT 3 – 1,272 SQ FT - £12,720 PA + VAT / UNIT 4 – 1,142 SQ FT - £11,420 PA + VAT

## Demesne Road, Douglas



The exterior is due to be clad with Microrib Architectural Panelling

- Modern, refurbished Industrial Units. The units will be finished with modern, contemporary microrib panelling .
- Electric roller shutter doors with separate pedestrian access.
- Single phase electrics. Kitchen and WC with storage above.
- Central location in Douglas Town Centre.
- Forecourt parking.
- Available Immediately.



Over/...

## DESCRIPTION

Rare opportunity to lease a unit in this extremely convenient location, right in the heart of Douglas. The exterior of the units will be finished with contemporary panelling.

Each unit comes with a kitchen and WC with storage above.

Single phase electrics. Each unit separately metered.

## LOCATION

Travelling along Circular Road from Peel Road, continue up to the traffic light junction at Barclays Eagle Court. Turn left onto Westmoreland Road and Demesne Road is the fourth turning on the right. The units are clearly visible a short way down on the right.

## ACCOMMODATION

**Unit 3 – 1,272 sq ft Gross Internal Area**

Mezzanine storage above Kitchen/WC Block – 160 sq ft

**Unit 4 – 1,142 sq ft Gross Internal Area**

Mezzanine storage above Kitchen/WC Block – 145 sq ft

## LEASE TERMS/REPAIRING OBLIGATIONS

New leases available on Internal Repairing Terms. Landlord will maintain exterior wall, drains and roof. Landlord insure the building and recharge Tenant. Tenant to pay own rates and utility bills.

## RENT REVIEWS

Standard three yearly upward only rent reviews.

## GUARANTEE/DEPOSIT

A Guarantor will be required on the lease.

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.

## POSSESSION

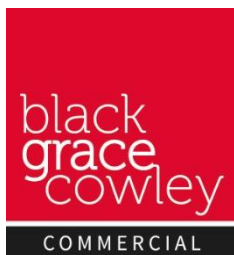
Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



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### Black Grace Cowley Limited

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

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