

TO LET

INDUSTRIAL UNIT – £10,000 per annum + VAT – circa 1,000 sq ft

Unit 25 Middle Park, Braddan



- Rare opportunity to take a lease of a modern unit in the newly developed Middle Park Industrial Estate.
- Unit 25 is available at 1,000 sq ft.
- Full height roller shutter door with integral pedestrian access.
- The unit comes with allocated parking (2 spaces).
- Available for occupation from 1st September 2026

Over/...

DESCRIPTION

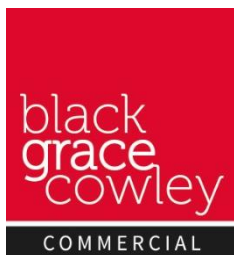
Modern industrial unit set in this attractive rural setting close to Douglas town centre and Sea Terminal and only fifteen minutes from Ronaldsway Airport. The unit has allocated parking provision and full height roller shutter doors with integral pedestrian access. The unit also comes with a 3 phase electricity supply, and foul infrastructure for installation of a toilet if required, and telecoms duct. Middle Park can accommodate a wide spectrum of commercial and light industrial uses.

LOCATION

Travelling out of Douglas on the New Castletown Road, head towards the Cooil Road roundabout. Turn left at the roundabout and continue towards Kewaigue. Take the first right hand turn towards the Energy for Waste Plant, where Middle Park Industrial Estate can be found on the left hand

ACCOMMODATION

- Unit 25 – 1,000 sq ft with 2 parking spaces.



Sharon Gelling
Commercial Department
01624 645550 (option 3)
sharon@blackgracecowley.com
Ben Quayle
Commercial Director
01624 645550 (option 3)
ben@blackgracecowley.com

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge. Tenant to pay rates and insurance.

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**.



Black Grace Cowley Limited

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

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Black Grace Cowley or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.