

TO LET

UNIT WITH PART-BUILT MEZZANINE – £9,800 pa (NO VAT) - Approx 1,000 sq ft

Unit 21, Middle Park, Braddan



- Good opportunity to lease this modern industrial unit in the newly developed Middle Park Industrial Estate.
- Unit 21 is available at 1,000 sq ft.
- Full height roller shutter doors with integral pedestrian access.
- Partially completed toilet and mezzanine level included.
- The unit comes with two allocated parking spaces.
- Available for immediate occupation.

Over/...

DESCRIPTION

Modern industrial unit set in this attractive rural setting very close to Douglas town centre and Sea Terminal and only fifteen minutes from Ronaldsway Airport. The unit has allocated parking provision for two vehicles and has full height roller shutter doors with integral pedestrian access. The unit also comes with a 3 phase electricity supply, a mains water supply with bib tap, a capped tail to the foul drainage system and telecoms duct. Middle Park can accommodate a wide spectrum of corporate, commercial and light industrial uses.

Also comes with a partially completed mezzanine (steel frame) and WC.

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 and take the left hand entrance onto the Middle Park Estate.

ACCOMMODATION

Unit 21 – 1,000 sq ft with part completed mezzanine and WC. 2 parking spaces.

SERVICES

Mains services are installed. 3 phase electrics.

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

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 Lambert Smith Hampton 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.