

**Retail**  
**Development**  
**Industrial**  
**Investment**  
**Office**



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## TO LET WAREHOUSE

Unit B, Laxey Glen Mills, Mill Road, Laxey,  
Isle of Man, IM4 7AU  
Annual rental of £14,384 Excl.



- 1798 sq ft warehouse
- Situated within Laxey Glen Mills
- Potential for a variety of uses, subject to planning consents
- Large warehouse space with corner office

### Description

A rare opportunity to lease a well located warehouse set within the picturesque surroundings of Laxey Glen Mills, conveniently situated just a short distance from local amenities.

The warehouse offers 1,798 square feet of versatile space, featuring a spacious open plan area alongside a private corner office. Practical access is provided via a roller shutter door and a separate pedestrian entrance, with the added benefit of a built-in sink for convenience. The warehouse is equipped with a 3 phase electricity supply, making it ideal for a variety of business uses. Shared WC facilities are available on site.

## Location

From the Co-Op on the New Road, Laxey, proceed down the hill. Continue below the MER bridge and proceed down Church Hill to the junction. Take the first right onto Mill Road. Follow along past Bridge House and Laxey Glen Mill is situated at the end of the road.

## Services

Mains water, electricity and drainage are connected.

## Possession

On completion of legal formalities.

## Legal Fees

Each party to pay their own legal fees.

## Viewing

Further details and viewing arrangements strictly by appointment through the Agents, Chrystals Estate Agents.



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