

Retail
Development
Industrial
Investment
Office



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TO LET INDUSTRIAL UNIT

Unit 9, Springham Park,
Braddan, Isle of Man, IM2 3HP
Annual rental of £43,650 Excl.



- Area: 7,881 sq ft
- Office, meeting room, kitchen, WCs and a full mezzanine
- Heating installed throughout
- Five parking spaces

Description

A fantastic opportunity to lease a modern, purpose-built warehouse with mezzanine in the sought-after Springham Park, offering excellent transport links to and from Douglas. Surrounded by major occupiers including the IoM Post Office HQ, B&Q, Screwfix, Howdens, and Currys, this location provides both visibility and convenience.

The property features a steel portal frame construction with facing brick elevations, a pitched PVC-coated steel roof with natural light panels, and an electric roller shutter door. Inside, the ground floor offers offices, a meeting room, kitchen, and WCs, while the full mezzanine provides flexible additional space. Heating is installed throughout.

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With five dedicated parking spaces and a total floor area of 7,881 sq ft (4,215 sq ft ground floor, 3,666 sq ft mezzanine), this versatile premises is ideal for a range of commercial uses.

Location

The warehouse is in Springham Park, next to Spring Valley Trading Estate, with excellent transport links to and from Douglas.

Accommodation

The property measures approximately 38'8" in width and 109'2" in depth, with a ground floor internal area of 4,215 sq ft and a first floor mezzanine of 3,666 sq ft, giving a total gross internal area of 7,881 sq ft.

Services

Mains water, gas, electricity, and drainage are connected.

Possession

Vacant on possession on completion of all legal formalities.

Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.



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