

Commercial Dept.
37 Victoria Street
Douglas
Isle of Man
IM1 2LF

Tel: 01624 611007
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Dean Wood
Management
Limited

Ref:1800



**TO LET - COMMERCIAL
UNIT 2A
MIDDLE RIVER INDUSTRIAL ESTATE
DOUGLAS
IM1 2AL**

- **MUCH SOUGHT AFTER LOCATION IN DOUGLAS**
- **APPROX. 2,850 SQ.FT. NIA**
- **SITE AREA APPROX. 13,255 SQ.FT**
- **CONSIDERABLE ON SITE PARKING FACILITIES**
- **SECURE SURROUND METAL FENCING**

**RENT: £27,000PA PLUS VAT
TERMS AND CONDITIONS APPLY**

These particulars are for information purposes and do not constitute or form part of any contract nor should any statement contained herein be relied upon as representation of fact. Neither the vendor nor DeanWood Management Limited (the "firm"), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

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Directions

Travelling from Douglas town centre towards Peel Road the property can be found by turning into Pulrose Road over the bridge and take the second turning left into Middle River Industrial Estate and the unit can be found a short distance along on the left and clearly identified by our TO LET Board.

Description

The unit is situated in an established light industrial estate on the southwestern periphery of the central business district of Douglas and has an agglomeration of occupiers which include CEF, Manx Utilities, Hartford Homes and numerous storage facilities. The site benefits from good access to the town centre and adjacent arterial routes to the south, west and north of the island.

This is a detached single storey purpose built constructed unit circa 2001 with a spray booth to the rear which was the Tenants improvement.

Accommodation

Gross Depth: 73 ft.

Gross Width: 39 ft.

First Floor Office 103 sq. ft. approx. NIA

Gross Internal Area : 2,850 sq. ft approx. NIA

Gross External Area 3,118 sq. ft approx. NIA

Site Depth: 165 ft.

Site Width: 82 ft.

Site Area: 13,255 ft approx.

Tenure

Leasehold

Lease Terms

Preferred length of lease in excess of 5 yrs. Full repairing and insuring liability is placed on the Tenant.

Rates are payable by the Tenant—**ENTRY DATE TO BE DISCUSSED WITH LANDLORD**

Rates & Services Charges

Rates and insurance premium to be confirmed.

Services

Mains electricity, sewage and water connected

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