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DeanWood Management Limited

Ref:1813



TO LET
UNIT 3A
MIDDLE RIVER INDUSTRIAL ESTATE
DOUGLAS
IM2 1AL

- CENTRAL LOCATION
- APPROX 4,680 SQ. FT GIA
- APPROX 1,300 SQ. FT OF HARD STANDING
- VERSATILE OPPORTUNITIES
- MEZZANINE FLOOR
- IMMEDIATELY AVAILABLE

RENTAL £39,000PA PLUS VAT / FRI TERMS 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.

Directions

The unit is located on the Middle River Industrial Estate proceed along Peel Road until you reach the traffic lights at Pulrose Bridge turn left continue for a short distance and turn left into the estate and continue along and the unit can be found on the left-hand side identified by our **TO LET** board.

Description

This is a large and versatile industrial unit on an established industrial estate offering a potential Tenant the advantage of location within convenient transport infrastructure of the town and periphery.

The unit comprises of **Ground Floor** – Workshop approx. 3,116 sq.ft. NIA Showroom / Store approx. 1,457 sq.ft. NIA **First Floor** Mezzanine approx. 1,455 sq.ft. Office approx. 340 sq.ft.

Tenure & lease Terms

Leasehold – Minimum of 5 yr. lease with rent reviews every 3 yrs. to market rental on a full repairing and insuring lease. Landlord welcomes discussion.

Rates & Services Charges

Rates and insurance premium to be confirmed.

Services

Mains electricity, sewage and water connected