

Retail
Development
Industrial
Investment
Office



31 Victoria Street, Douglas
Isle of Man, IM2 1SE

Phone: 01624 625100

Email: commercial@chrystals.co.im



the mark of
property
professionalism
worldwide



FOR SALE MODERN INDUSTRIAL UNIT

Unit 1, Middle Farm Industrial Estate,
Braddan, Isle of Man, IM4 1JL
Asking price: £375,000 Excl.



- Area: 3,036 sq ft including 1,036 sq ft mezzanine floor
- 3 phase electric, roller shutter door and pedestrian door
- Several partitioned rooms workshop area, male and female WCs and a kitchenette
- Four parking spaces

Description

A rare opportunity has arisen to acquire a modern, purpose-built industrial unit extending to 2,000 sq ft, complemented by a substantial 1,036 sq ft mezzanine, all set within a countryside location on the outskirts of Douglas.

The unit benefits from four allocated car parking spaces, a full height roller shutter door, and a separate pedestrian entrance, allowing for clear operational separation between office and workshop use. Internally, the ground floor is

www.chrystals.co.im

thoughtfully arranged to provide a practical and versatile working environment, incorporating several partitioned rooms alongside a workshop area, two extraction units, male and female WCs and a small kitchenette, making the space immediately functional for a variety of commercial uses.

Above, the mezzanine level provides excellent additional accommodation and is fitted out as a largely open-plan area, complemented by three private offices and a store area.

Location

Middle Farm Industrial Estate is conveniently located just off the main A5 New Castletown Road . Douglas and the Island's main sea port is just 1 mile away whilst the airport at Ronaldsway is 8 miles away.

Services

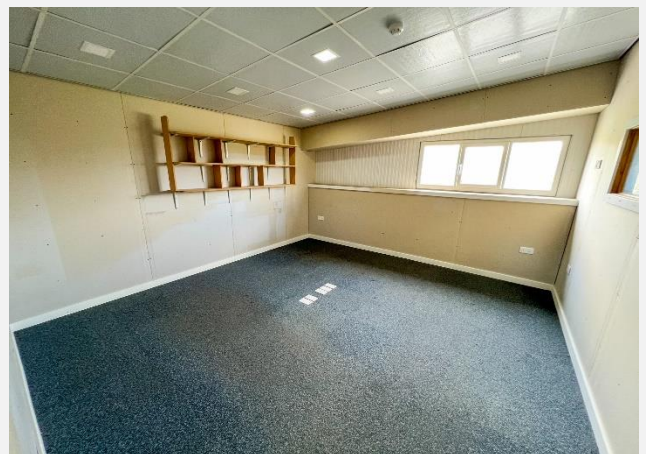
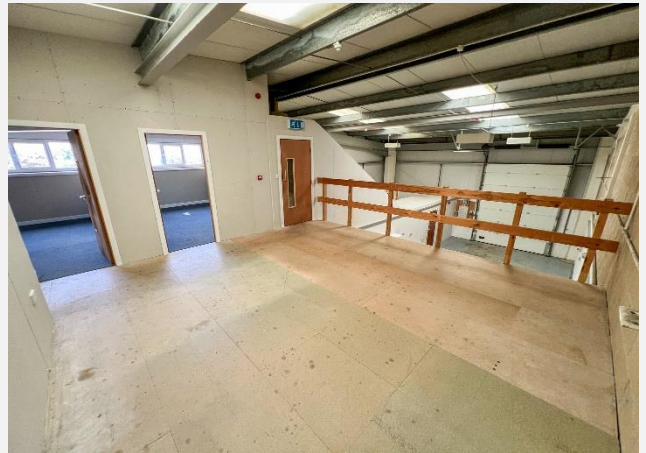
Mains water, electricity, drainage and WC.

Legal Costs

Each party to pay their own legal costs.

Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.



Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors. The company do not hold themselves responsible for any expense which may be incurred in visiting the same should it prove unsuitable or to have been let, sold or withdrawn. Unless otherwise stated all prices and rates are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves as to the incidents of VAT concerning any transaction.