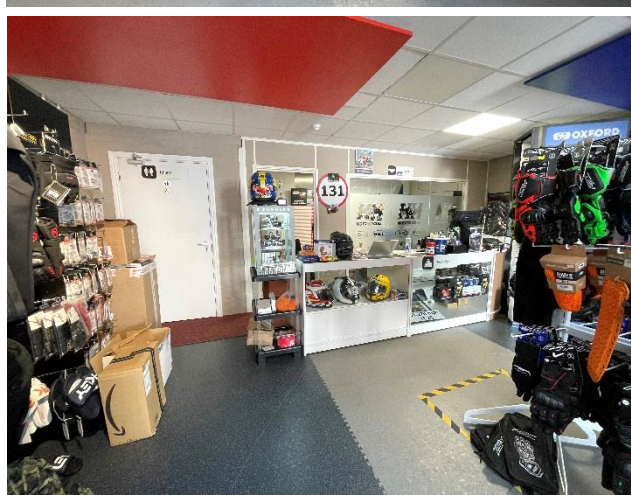
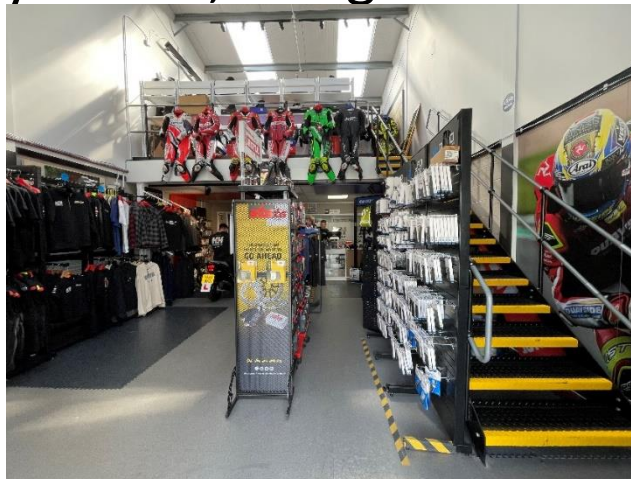


TO LET – x 2 Connecting Units

Each unit approx. 781 sq. ft plus Mezzanines - 387 sq ft - £22,000 + VAT



Units 25C & 25D, South Quay Estate, Douglas



- Interconnecting, modern units in Douglas City Centre on South Quay Industrial Estate, within walking distance of all of city centre's amenities.
- Each Unit is 781 sq ft and benefit from high-quality mezzanine floors of approximately 387 sq ft each. Linked at both ground floor and mezzanine level. Both units have WCs, are wired for data and 3 phase electrics. Electric roller door.
 - Unit 25C - double glazed shop-style entrance, glazed office at rear, WC
 - Unit 25D – customer seating area on mezzanine with kitchen units, WC
- Both units fitted with heating systems and CCTV. Planning for either light industrial or retail use.
- Available January 2027.

Over/...

DESCRIPTION

2 adjoining industrial units available. Planning already in place for both light industrial or retail.

Both units have a mezzanine levels and are interconnecting on both the ground and mezzanine level. The ground floor of Unit 25C has a welcoming double glazed shop front and a back office with glazed partitioning.

LOCATION

From the lifting bridge, continue along South Quay, past the roundabout junction with Head Road where the entrance to South Quay Industrial Estate can be found on the left-hand side before Quay House. The rear of units can be clearly seen at the top of the Estate entrance road on the right. Continue up the slope and turn right where the front of the units are accessed.

ACCOMMODATION

2 Adjoining Units – 25C & 25D

Each unit comprises approx. 781 sq ft

Internal dimensions Length: 11.976m

Width: 6.55m Height: 5.594 m to 6.614m

Roller door height: 4.32 m

Mezzanine: approx. 387 sq ft each



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LEASE TERMS/REPAIRING OBLIGATIONS

A new 5 year lease is available on Internal repairing terms. Tenant will be responsible for own rates, proportion of building insurance, electricity and waste disposal charges.

RENT REVIEWS

Standard three yearly upward only rent reviews.

SERVICES

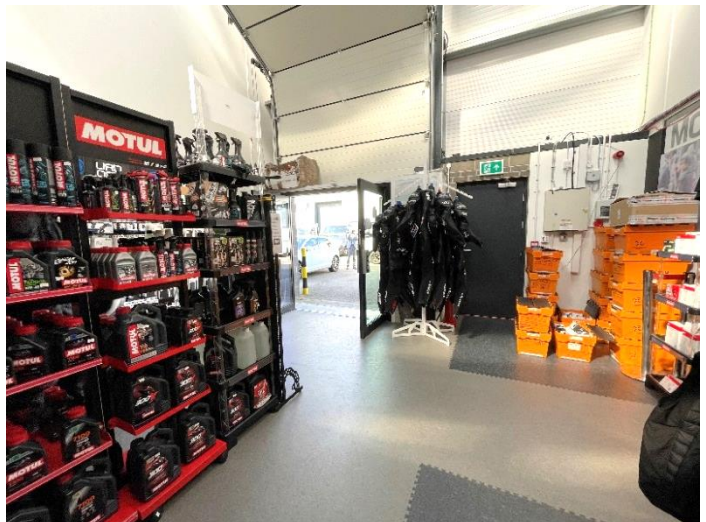
Mains services are installed, including heating and 3 phase electrics.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Strictly by appointment through **Black Grace**



Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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