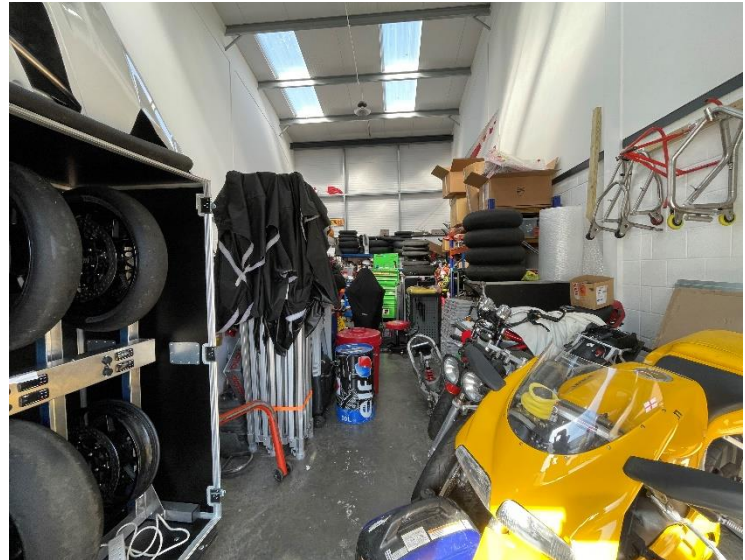


TO LET

Industrial Unit - Approx 781 sq ft / £9,000 per annum + VAT

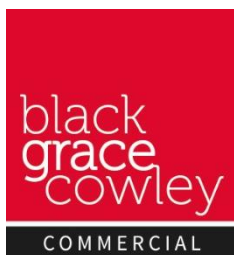
Unit 24D South Quay Industrial Estate, Douglas



- Modern Industrial Unit in Douglas City Centre.
- Convenient central location within walking distance of the town centre.
- Total area of approx. 781 sq. ft
- Internal dimensions Length: 11.976m Width: 6.55m Height: 5.594 m to 6.614m
- Electric roller door - height: 4.32 m. Separate pedestrian entrance
- 3 phase electrics, WC.
- Available January 2027.

Over/...

DESCRIPTION Single industrial unit with roller shutter doors available, in the popular South Quay Industrial Estate in, built in 2017. 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. Continue up the slope bearing right and take the next turning right. The unit can be clearly seen on the right-hand side. 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. WC. LEGAL FEES Each party to pay their own legal fees. VIEWING Strictly by appointment through Black Grace Cowley.
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