

Two warehouses and detached office building with car parking on large plot

For sale

Warehouses GIA 13,640 sq ft approx
Office building 2,880 sq ft approx
KC Foods, Hills Meadow



A small mezzanine area in the original warehouse provides office accommodation and additional storage. The extension warehouse has significant eaves height giving potential for alternative uses, subject to planning.

The detached office building comprises individually partitioned offices with kitchen and WC facilities and could be occupied independently from the warehouses.

The properties occupy a large plot and a significant amount of vehicle parking is provided around the properties.

Floor areas and dimensions

Original warehouse

Internal width	59'5"
Internal depth	98'0"
Ground floor internal floor area	5,823 sq ft
First floor mezzanine (GIA)	1,332 sq ft

Extension warehouse (blue)

Internal width	73'10"
Internal depth	87'10"
Ground floor internal floor area	6,485 sq ft

Total warehouse GIA	13,640 sq ft
----------------------------	---------------------

Detached office building

Ground floor	1,444 sq ft
First floor	<u>1,436 sq ft</u>
Total GIA	2,880 sq ft

Site plan

Please see overleaf for an indicative site plan. All boundaries are approximate and the plan is not to scale. The area hatched in blue is currently used by an HGV driving school who would like to remain in occupation if possible. If a purchaser is willing to agree to this continued occupation, access will be shared over the hardstanding. Specific terms to be agreed by negotiation.

Sale price

The property is available to purchase as a whole for £2,600,000. Viewing strictly by appointment.

Opportunity

A rare opportunity to purchase two large and interconnecting warehouses with an adjacent detached office building situated on a large plot in a central Douglas location.

Location

The properties are located on the Hills Meadow Estate which enjoys excellent transport links in and out of Douglas. Hills Meadow is close to the city centre and Isle of Man ferry terminal.

Properties

The warehouses comprise two modern, purpose built warehouse of steel portal frame construction with facing brick elevations standing under a pitched PVC coated steel roof with some clear panels providing daylight.

Location plan



Extension warehouse – large eaves height



Site plan. Boundary is approximate and not to scale.



Area occupied by HGV driving school



All premises are offered subject to contract and availability. These particulars are issued without responsibility on the part of the vendor or lessor and Chapman & Company Ltd and any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes a term of contract or representation upon which any reliance can be placed. Any party with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Chapman & Company Ltd, nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. 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 incidence of VAT concerning any transaction.

Original warehouse



Office building

