

Retail
Development
Industrial
Investment
Office



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TO LET/FOR SALE SUBSTANTIAL WAREHOUSE

Bays 9-11, Head Road
Douglas, IM1 5BF

- Area: 4,800 sq ft plus mezzanine
- Rent: £33,000 per annum

Description

A centrally located warehouse extending approximately 4,800 sq ft plus mezzanine providing a further 4,727 sq ft. The unit benefits from 10 car parking spaces and a side enclosed yard. Located close to the main retail and business area of Douglas, the unit would be ideal for a showroom/storage facility.

Location

From South Quay, proceed from the roundabout up Head Road past Taubman Terrace. Cross the forecourt of Magnet's and enter the courtyard to the left of that building.

Accommodation

Ground Floor - 4,800 sq ft.
First Floor Mezzanine - 4,727 sq ft.
Total over 2 floors - 9,527 sq ft.

The unit benefits from a single 14' wide galvanised steel roller shutter door 15' high. Enclosed yard also included.

Rent

Unit 1, Bays 9-11

4,800 sq ft plus mezzanine - £33,000 per annum.

Structure

Reinforced concrete and steel framed building, cavity masonry curtain walling. Portal construction provides a clear span internally. Roof recently clad with self-coloured UPVC coated insulated profiled steel sheet.

Parking

10 allocated car parking spaces included to the front of the unit. Further 2 spaces available by separate negotiation.

Services

Mains water. Three phase electrical connection to each unit. Existing mezzanine installation is included "as seen". Oil fired space heater in each floor.

Lease Terms

Internal repairing and insuring lease by way of service charge. Insurance premium approx. £350 per annum per bay.

Freehold

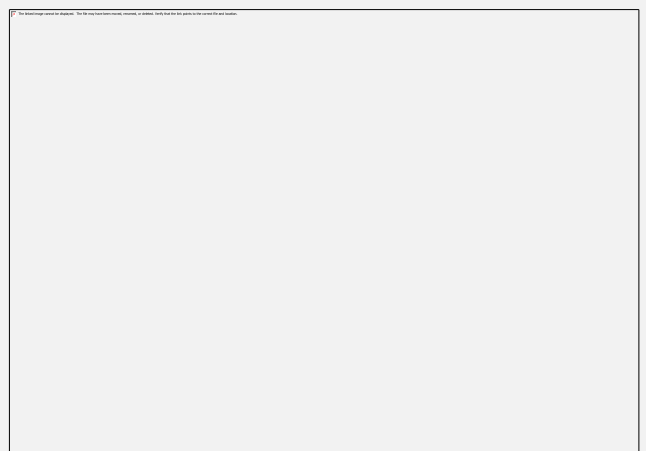
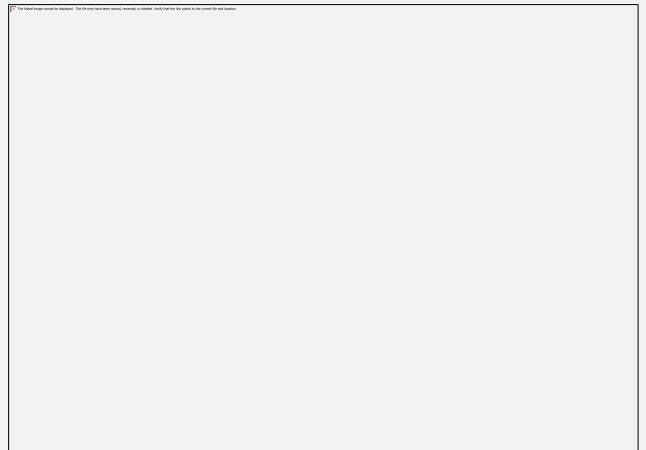
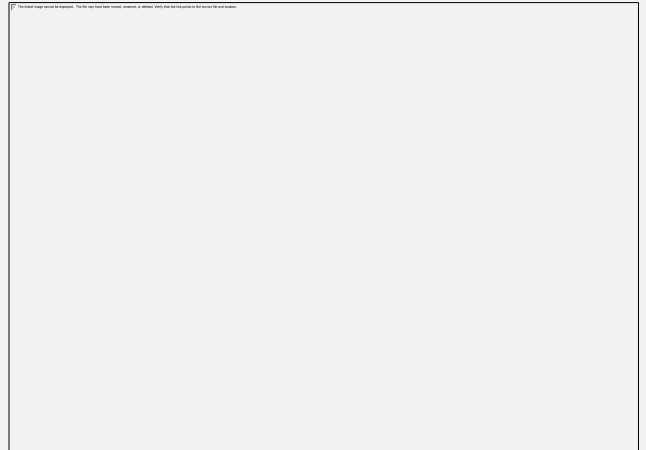
Unit is also available to purchase at an asking price of £495,000.

Legal Costs

Each party to pay their own legal costs.

Possession

Vacant possession on completion of all legal formalities.



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