

Warehouse

TO LET

**Two interconnecting warehouses. Potential to split.
Total GIA 5,388 sq ft approx**

SHIPYARD ESTATE, RAMSEY



Location

The premises are situated in the Shipyard Estate in Ramsey. The town centre amenities are a short walk away.

The estate is accessed via Shipyard Road. A google maps link is provided [HERE](#).

Accommodation

The premises comprise two interconnected industrial/warehouse units of steel frame construction standing under a pitched roof with some clear panels, which provide daylight.

The units provide the following accommodation:

Left hand warehouse

Internal width 74'3"
Internal depth 48'3"
Gross internal floor area 3,583 sq ft approx

Right hand warehouse

Internal width 44'0"
Internal depth 40'8"
Gross internal floor area 1,789 sq ft approx.

The total approximate combined gross internal floor area is 5,388 sq ft.

Lease

The premises are available for a period of years, to be agreed by negotiation, on full repairing and insuring terms with three yearly rent reviews.

Commencing Rent

The premises is available at the following commencing rents, exclusive of rates, VAT and any other outgoings.

Whole property

5,388 sq ft approx @ £6.75 psf £36,370 pa

Or individually:-

Left hand warehouse

3,583 sq ft approx. @ £6.95 psf £24,900 pa

Right hand warehouse

1,789 sq ft approx. @ £7.25 psf £12,970 pa

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

By arrangement with Chapman and Co.

Please contact our office to arrange an appointment.



Left hand warehouse



Right hand warehouse

