

Commercial Dept.
37 Victoria Street
Douglas
Isle of Man
IM1 2LF

Tel: 01624 611007
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DeanWood
Management
Limited

Ref: 1760



TO LET - INDUSTRIAL
UNIT 1
KIRBY FARM INDUSTRIAL ESTATE
BRADDAN
IM4 4LA

- **IDEALLY SITUATED INDUSTRIAL ESTATE**
- **APPROX. GROSS INTERNAL FLOOR AREA 4,698 SQ.FT**
- **APPROX. HARD STANDING 3,330 SQ.FT**
- **12-14 CAR PARKING SPACES / FORECOURT**

RENTAL: £40,000pa Plus VAT

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Location

Travelling along Peel Road from Douglas continue towards the Quarterbridge Roundabout to Braddan Bridge and taking the left hand lane continue to the next left hand turning into Vicarage Road up to the roundabout with Saddle Road keep right into Vicarage Road and the Kirby Farm Estate entrance can be found a short distance on the right.

Description

This is a large modern warehouse unit in a prime location on the estate that unit benefits from a large forecourt and has recently been painted and upgraded. The unit is not on the TT course and therefore can operate freely during these periods.. Within the estate there are a number of well known entities Marks and Spencers, Atrium and the Dept of Health and Social Care. The unit is two storey and comprises of a split level mezzanine office floor with a kitchen and WC facilities along with a disabled access. Electric roller shutter doors.

Accommodation

Gross Internal Floor Area approx. 4,698 sq. ft.
Gross Hard Standing Area approx. 3,330 sq. ft.
To eaves approx. 13ft.5"
To ridge approx. 19ft. 7"
Car Parking in forecourt for a approx. 12-14 Cars

Tenure

Leasehold

Terms

Full repairing and insuring , minimum 5 yrs with rent review every 3 yrs. Terms and Conditions apply.

Services

All mains services we understand are installed along with 3 phase electrics.

VIEWING THROUGH DEANWOOD COMMERCIAL

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