



TO LET: OFFICE & WAREHOUSE UNIT

M&G HOUSE HEAD ROAD DOUGLAS

- 3,881 sq ft approx Gross Internal Floor Area
- Established & Convenient Location
- Flexibility of Potential Use
- Flexible Rental Terms Available
- 8 Car Parking Spaces & Hard Standing
- Commercial Office Area – 1,580 sq ft approx
- Mezzanine Floor – 1,130 sq ft approx



DeanWood Management Limited

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

**Tel: 01624 611007
Fax: 01624 662125
www.deanwood.co.im**

PRICE: £28,000 Per Annum ONO

Ref: 1303

DIRECTIONS

Proceeding from the Sea Terminal travelling south take the left filter immediately opposite the Steam Packet offices, and the left filter again over the Millennium Bridge. Travel West (right turn along South Quay) take the first left turn at the roundabout (340°) onto the Head Road. Continue for approximately 500 yards where the subject site can be found on the right hand side. The subject premises can be located directly behind the Magnet Trade Warehouse/distribution depot.

CONSTRUCTION

Part unrendered and part face brick cavity block portal frame which is clad with corrugated metal with a plasticized finish.

TENURE

Leasehold.

LEASE TERMS

To be discussed.

RATES

To be assessed.

SERVICES

Mains water, electricity and drainage are connected to the property.

VIEWINGS

Strictly by appointment only with the Agents - (01624) 611007, Option 2.

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ACCOMMODATION

GROUND FLOOR

OFFICE AREA

Raised floor, suspended ceiling, lined walls, central heating with Reception Area.

LADIES & GENTS WC's

MANAGERS OFFICE

(78 sq ft approx)

COMS, GENERAL OFFICE & RECEPTION

(932 sq ft approx)

CELLULAR OFFICE

(277 sq ft approx) Located at the rear.

FIRST FLOOR

CELLULAR OFFICE

(293 sq ft approx) Located at the rear.

WAREHOUSING

(61'0" x 39'0" approx, 2,301 sq ft approx) Full height shelving and metal roller doors.

MEZZANINE AREA

OUTSIDE

8 Car Parking spaces.

Hard standing.

Turning Area.

Agricultural land to the rear.

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ADDITIONAL NOTES