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DeanWood
Management
Limited

Ref:1624



**TO LET - OFFICE / STORAGE
THE OLD EASTHOPE UNIT
HILLS MEADOW
DOUGLAS
IM1 5EA**

- **ESTABLISHED INDUSTRIAL ESTATE**
- **CLOSE TO THE TOWN CENTRE**
- **A MIX OF OFFICES AND SMALL STORAGE AREAS**
- **APPROX. 3200SQ.FT.**
- **2 PARKING SPACES**

RENTAL: £24,000pa Plus Rates and Building Insurance

These particulars are for information purposes and do not constitute or form part of any contract nor should any statement contained herein be relied upon as representation of fact. Neither the vendor nor DeanWood Management Limited (the "firm"), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

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HILLS MEADOW INDUSTRIAL UNIT

Directions

Travelling along Peel Road from Douglas Hills Meadow Estate can be found on the left hand side on entry into the estate continue down the hill taking the right hand side lane and immediately at the bottom junction the unit can be seen identified by our TO LET Sign.

Description

This is a purpose built industrial unit with a mix of offices and small storage areas which can be utilised in a variety of ways and has versatile uses. The property is in good condition and has the advantage of car parking spaces the exact number will be confirmed by the Owner possibly more than the stated two.

Accommodation

The property is over two floors and comprises Ground Floor - Main entrance into hall way WC facilities, Office 1 (apprx. 24'01" x 14'11" - 359.13sq.ft.) Office 2 (apprx. 11'3" x 9'10" - 111.82sq.ft.) Store 1 Area (apprx. 9'9" x 9'0" - 89.88sq.ft.) Store 2 Area (apprx.49'07" x 25'10" - 1285.50sq.ft.) Staircase from hallway First Floor - WC and kitchen Office 3 (apprx. 13'10" x 12'05" - 172.32sq.ft) Office 4 (apprx.15'06" x 12'01" - 188.47sq.ft.) Store Room (apprx. 10'6" x 7'4" - 77.61sq.ft.) Office 5 (apprx. 12'5" x 10'3" - 128.37) Office 6 15'05" x 12'.0" - 186.69sq.ft.) Office 7 12'7" x 11'06" - 146.17sq.ft.) Office 8 (apprx. 11'6" x 10'04" - 119.36 sq.ft.)

Tenure & Terms

Leasehold preferred terms 3 yrs. but the Landlord would welcome discussion.

Rates & Services Charges

Year 2019 the gross Easthope site rates were in the region of £991.20 Building Insurance apportionment is circa £881.91 again this will to an extent depend on the number of car parking spaces allocated to a Tenant.

Services

We understand that all mains water, drainage, electricity is connected.



Viewing
Through Deanwood Commercial