

Retail  
Development  
**Industrial**  
Investment  
Office



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## TO LET INDUSTRIAL UNIT

Unit 23, Middle Park Industrial Estate,  
Braddan, Isle of Man, IM4 1JL  
Annual rental of £9,000 Excl.



- Area: 1,000 sq ft
- Forecourt with 2 parking spaces
- Roller shutter door, 3 phase power and LED lighting
- Available from 1<sup>st</sup> April 2025

### Description

An exceptional opportunity awaits to lease a modern 1,000 sq. ft. unit located in the highly sought-after Middle Park Industrial Estate. This well-designed commercial space offers a perfect blend of practicality and convenience, making it ideal for a variety of business needs.

The unit is equipped with an electrically operated, insulated sectional overhead door that includes an integrated pedestrian access, ensuring both ease of use and enhanced efficiency. Inside, the space features energy-efficient LED lighting that provides excellent illumination while reducing energy consumption. Additionally, the robust 3-phase power supply offers reliable and powerful electrical capacity to

support diverse operational requirements.

Situated in a prime location within the Middle Park Industrial Estate, this unit presents an outstanding opportunity for businesses seeking a versatile and modern workspace.

## Accommodation

The unit extends approximately 1,000 sq ft and has eaves height of 5m and an overall height of approximately 7m.

## Parking

There are two car parking spaces with the unit.

## Services

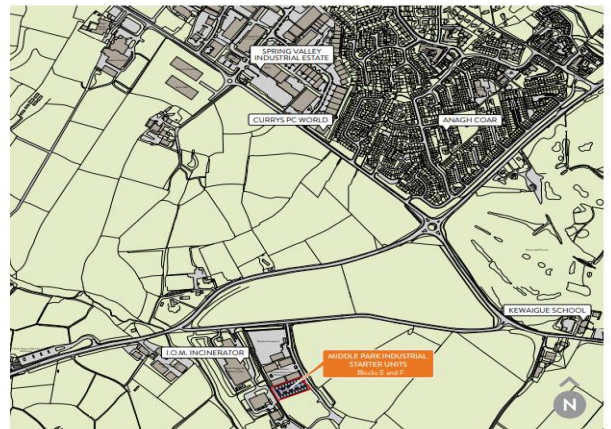
All mains connected. 3 phase power.

## Possession

On completion of all legal formalities.

## Viewing

Viewing strictly by prior appointment through the Agents, Chrystals Commercial.



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