

Retail  
Development  
**Industrial**  
Investment  
**Office**



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## TO LET

### MODERN MIXED USE UNIT

Unit D2, Eden Park, Cooil Road, Douglas,  
Isle of Man, IM4 2AY  
Annual rental of £19,600 + VAT



- Modern purpose built office/warehouse
- Fitted out to a high level specification
- Five car parking spaces included
- Close to Douglas City Centre
- Solar panels and air source heat pump

#### Description

An opportunity to lease a modern purpose built mixed use unit situated in an innovative and contemporary business park. Close proximity to Douglas City Centre and the main arterial routes serving the rest of the island.

The unit comprises of a modern office suite and warehouse storage fitted out to a high level specification. Benefitting from solar panels, air source heat pump, CAT 6 cabling, 3 phase power, suspended ceiling with LED lighting panels, air conditioning, CCTV, fire alarm system, kitchen facilities and disabled WC. Five car parking spaces included.

## Accommodation

Warehouse extending 878 sq ft benefiting from a carpetted floor, kitchenette, disabled WC, roller shutter door, pedestrian door and glass frontage.

Office suite extending 425 sq ft comprising of an open plan area, office suite, server rack and rear pedestrian door. Benefits from electric radiators, comfort cooling and ample sockets throughout.

Fire alarm and CCTV installed.

Own signage option is available.

## Location

Eden Park is located off Cooil Road, a short distance from Douglas town centre and the Isle of Man Business Park.

## Services

Mains water, electricity, comfort cooling, solar panels, air source heat pump and drainage are connected.

## Possession

On completion of legal formalities.

## Legal Costs

Each party to pay their own legal costs.

## Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.

