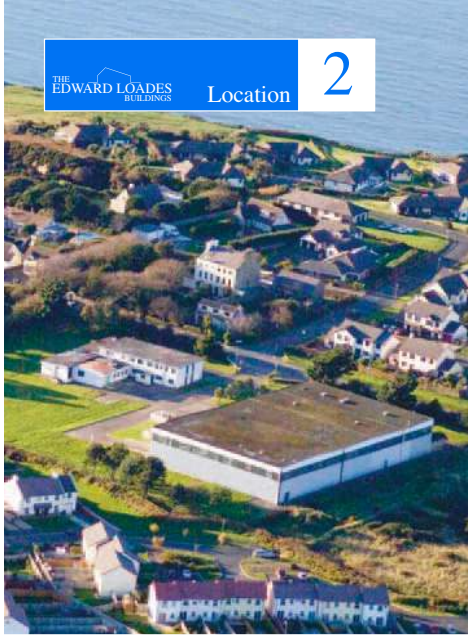


THE EDWARD LOADES BUILDINGS



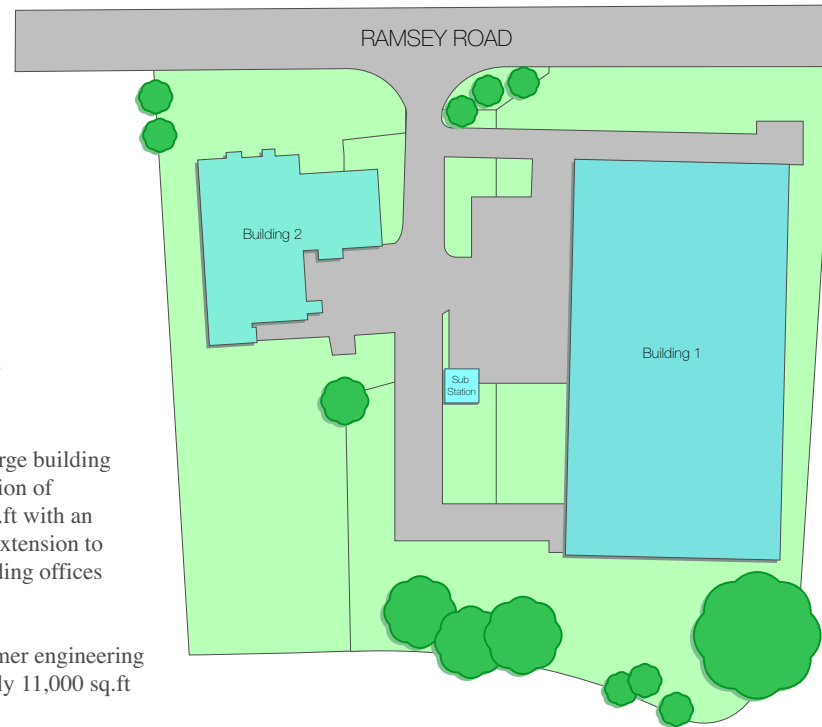
TO LET The Edward Loades Buildings, Peel, Isle of Man

**Two Warehouse/Commercial/Office Buildings.
11,000sq.ft - 25,000sq.ft Site Area 3 Acres**



THE EDWARD LOADES BUILDINGS

The Buildings provide two properties set within a self contained 3 acre site.



Building 1: Provides a large building of steel framed construction of approximately 25,000 sq.ft with an additional single storey extension to the front elevation providing offices and toilet facilities.

Building 2: Provides former engineering premises of approximately 11,000 sq.ft including offices.





DESCRIPTION

The Edward Loades Buildings provides two warehouse/commercial/office buildings set within a self contained 3 acre site.

BUILDING 1

Provides a large building of steel framed construction of approximately 25,000 sq.ft with an additional single storey extension to the front elevation providing offices and toilet facilities.

BUILDING 2

Provides former engineering premises of approximately 11,000 sq.ft including offices.

SERVICES

The services include: Mains, water, electricity and drainage which are connected to both buildings.

TENURE

The Edward Loades Buildings are available to let, either individually or together.

RENT

On Application.

USE

Following the current residential expansion immediately adjacent, the property may lend itself to retail use subject to planning permission.

TAX

The Isle of Man has 0% Corporate Income Tax and also charges no Capital Gains Tax, Inheritance Tax or Stamp Duty.

VIEWING

Strictly by prior arrangements with sole agents Evans Hardy Bromwich.
(Contact: Tom Bromwich 01926 880 419)

EDWARD LOADES BUSINESS PARK

The two buildings, in the region of 11,000 sq. ft. and 25,000 sq. ft., occupy approximately three acres of prime position just on the edge of the town of Peel. The setting of the whole, with rolling hills in the background, is exceptional.

Peel has a superb harbour with a new marina being completed. This beach town has an ongoing substantial residential expansion programme.

These buildings can be occupied immediately for either existing industrial/warehouse purposes or, subject to planning approval, for retail/supermarket usage to service this rapidly expanding town, and the whole of the Isle of Man community.

The facility is adjacent to the main Ramsey-Peel road, and there is sufficient space to accommodate at least 200 cars. Additionally, 2m steel security fencing has just recently been installed.

