

INDUSTRIAL UNIT, MAIN ROAD, SULBY

Approx. 2,600sq/ft Industrial Unit with Mezzanine Floor Located on the outskirts of Ramsey. 6 Parking Spaces. Excellent location (£299'000.00 + VAT)

For Sale - £299,000

PROPERTY SUMMARY

Price:	£299,000
Type:	Warehouse
Status:	For Sale
Area:	NORTH, Sulby
Bedrooms:	0
Reception Rooms:	0
Bathrooms:	0

FULL DESCRIPTION

INDUSTRIAL UNIT, MAIN ROAD, SULBY

STRUCTURE

Substructure

The sub-structure consists of reinforced concrete pad foundations and mass concrete footings. The floor is a ground bearing reinforced concrete slab with power floated finish.

Super-Structure

Steelwork portal frame.

Roof Structure

The roof structure consists of steel purlins attached to the main portal frame.

Design Criteria

The ground floor slab is designed to accommodate a live floor load of 10 kn/m². The dead weight of the structure includes for the self-weight of all building materials, mechanical and electrical services and finishes.

EXTERNAL FINISHES

External Walls

Insulated cavity block construction up to 2.25m with 100mm insulated powder coated composite cladding panels above.

External Doors/Screens

Electrically operated insulated sectional overhead door with separate PVC pedestrian door.

Roof Coverings

Pitched roof clad with composite 100mm insulated roof panels. 8 polycarbonate roof lights.

Mezzanine Floor

22mm Plywood structures with timber staircase from the ground floor.

External Hardstandings

Concrete Brushed edging. Surface water drainage.

INTERNAL FINISHES

Internal Walls

Blockwork up to 2.4 meters (full height party walls between the units).

Steelwork

AT A GLANCE

Type:	Warehouse
Status:	For Sale
Price:	£299,000
Area:	NORTH, Sulby

INSIDE

Bedrooms:	0
Reception Rooms:	0
Bathrooms:	0
En-suite:	0
Windows:	Other
Heating:	Other
Furnished:	No

OUTSIDE

Garage:	
Front Garden:	None
Rear Garden:	None
Acreage:	0
Outbuildings:	No

WHO TO CONTACT



Daniel Buxton - 07624 415436

Cowley Groves Ramsey

Landline: 01624 812823

Email: dbuxton@cowleygroves.com

Fire protection of steelwork will be provided to satisfy the requirements of current Building Regulations and the local fire authority.

MECHANICAL AND ELECTRICAL INSTALLATION

Internal Lighting

High-bay discharge luminaires

Emergency Lighting

Emergency lighting installed in accordance with BS 5266 and current Building Regulations.

Small Power

Single Phase supply. Distribution board for small power. Power supply to sectional overhead door. Generator providing power.

Viewing

Strictly by appointment through the Agents, Cowley Groves & Co. Ltd. 9 Parliament Street, Ramsey, IM8 1AS.

To make an appointment through Managing Agents Cowley Groves.

Please contact our Ramsey office on 01624 812823 or email us on ramsey@cowleygroves.com

Cowley Groves are open Saturday 9.00am–4.00pm.

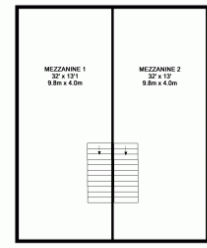
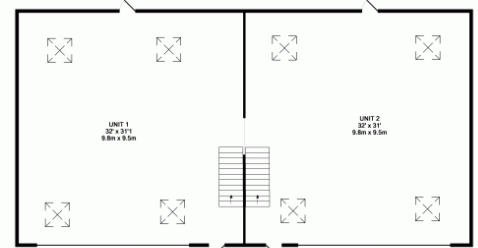
We look forward to being of service to you.

Cowley Groves Ramsey Team.

Daniel Buxton, Trish Taylor & Christine Duncan

GALLERY

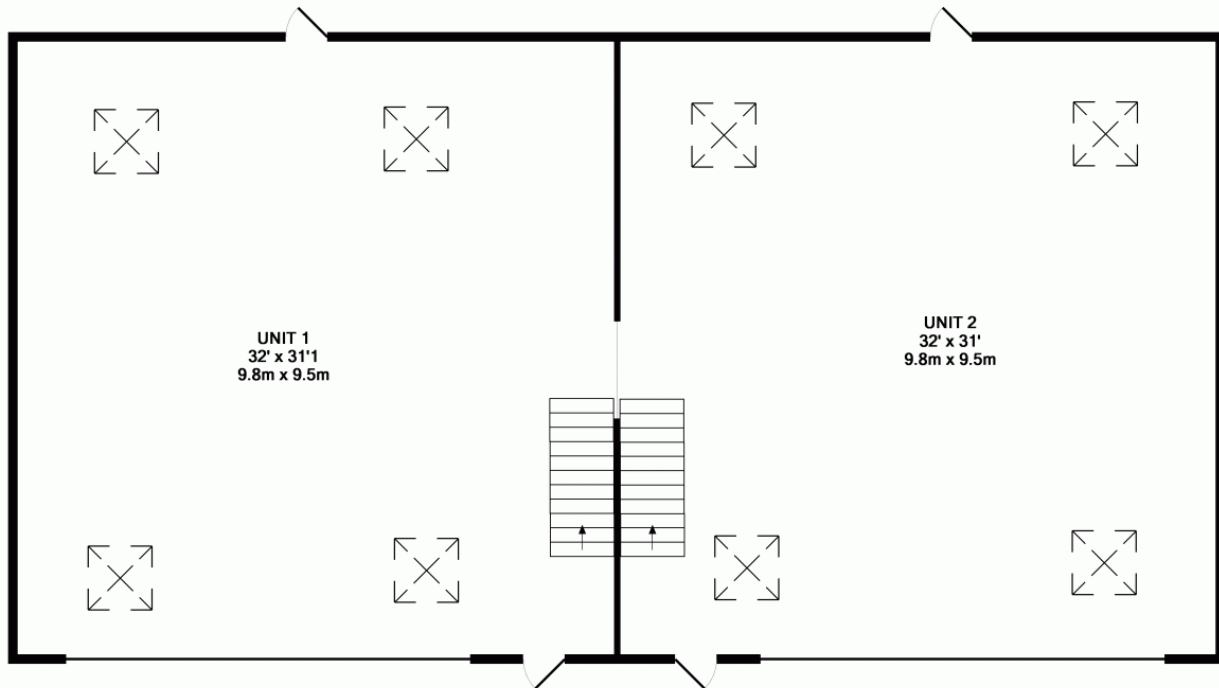
INDUSTRIAL UNIT, MAIN ROAD, SULBY



TOTAL APPROX. FLOOR AREA 396 SQ.FT. (36.5 SQ.M.)
 Information provided is based on a visual inspection of the property and is not intended to constitute a survey or valuation. It is provided for information only and should not be relied upon for any legal or financial purposes. The accuracy of the information is not guaranteed. Made with AutoCAD 2018.

FLOORPLANS

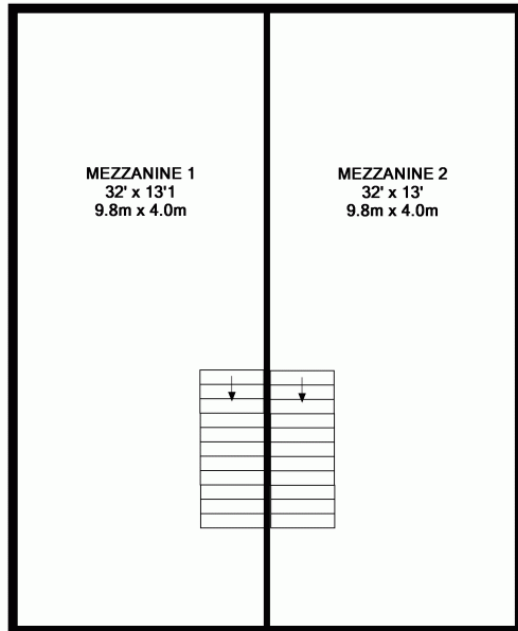
INDUSTRIAL UNIT, MAIN ROAD, SULBY



GROUND FLOOR
APPROX. FLOOR
AREA 1986 SQ.FT.
(184.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2819 SQ.FT. (261.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019



1ST FLOOR
APPROX. FLOOR
AREA 833 SQ.FT.
(77.4 SQ.M.)