

TO LET

INDUSTRIAL UNIT - Approx. 1,350 sq ft - £13,500 pa + VAT

Unit 114, Balthane Park, Ballasalla



- Opportunity to rent a brand-new steel frame industrial unit in Dandara's development, Balthane Park.
- Electrically operated, insulated sectional overhead door with integral pedestrian door and 3 phase electrics.
- Allocated car parking for each unit to the front.
- Available now.

Over/...

LOCATION

Balthane Park is ideally located close to Ronaldsway Airport and only 15 minutes from the centre of Douglas. Travelling into the Balthane Industrial Estate in Ballasalla, take the first left hand turn onto Ballahick Road, where the development can be found after Athol Garage on the left -hand side.

ACCOMMODATION

BLOCK N:

Unit 114	1,350 sq ft	£13,500 + VAT pa
----------	-------------	------------------

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms. There is also an Estate Charge. Landlord to insure the building and recharge to Tenant. Tenant to pay own rates.

RENT REVIEWS

Standard three yearly upward only rent reviews.

DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee will be required if the lease is being taken in the name of a Limited Company. A 3 month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

SERVICES

A mains water supply with bib tap, telecoms duct, 3 phase electrics and a capped foul drain are provided in each unit.

TENURE

Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Strictly by appointment through **Black Grace Cowley**.

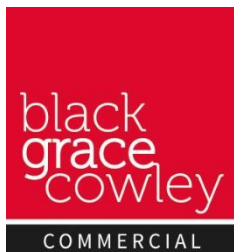
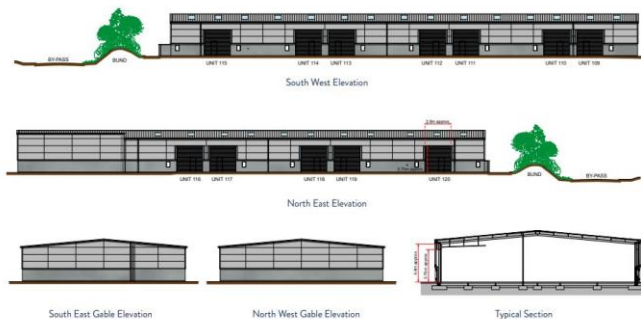


Over/...

SITE PLAN



ELEVATIONS BLOCK N



Sharon Gelling
Commercial Department
01624 645550
sharon@blackgracecowley.com
Ben Quayle
Commercial Department
01624 645550
ben@blackgracecowley.com

Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Lambert Smith Hampton or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.