

FOR SALE / TO LET



**Castle Industries
Ronaldsway
Ballasalla
Isle of Man**

**Approx 60,000 sq ft - 5 x 12,000 sq ft bays
+ 3,000 sq ft of purpose built office
accommodation over 2 floors**

Price:

**Freehold – Offers invited for the whole or
parts**

Leasehold - £5psf

DESCRIPTION

Extensive warehouse with office accommodation and own sub-station on Ronaldsway Industrial Estate. The warehouse is in 5 bays of approx 12,000sq.ft each and the office accommodation is over 2 floors. Castle Industries is opposite Ronaldsway Airport, 5 minutes from Balthane Industrial Estate and only 15 minutes from Douglas.

LOCATION

Travelling from Douglas go straight ahead at the airport roundabout and take the right hand turning at the next roundabout into Ronaldsway Industrial Estate. Go past the Sefton Express Hotel, and follow the estate road around to the left, go past Strix and take the next turning on your left. Castle Industries can be found at the end of this road on your left hand side.

ACCOMMODATION

Approximately 60,000sq.ft of warehouse accommodation
Approximatley 3,000sq.ft of purpose built office accommodation over two floors

OUTSIDE

Large parking area to the side of the building.

These particulars, although believed to be correct, do not form part of an offer or a contract and they are not intended to form any representation of fact. Black Grace Cowley Ltd cannot accept any liability for any errors in the particulars stated, and a prospective purchaser should rely upon his own enquiries and inspection.

Geoffrey P R Black BSc DipArb FRICS MCI Arb Mark N Grace BSc MRICS
Nicholas R Cooper FNAEA Tim Groves BA (Hons) MRICS CPEA

SERVICES

Mains water, drainage, oil heating, water sprinkler system. Adequate power supply with own sub-station.

VIEWING

Please contact Mark Grace at Black Grace Cowley to arrange a viewing of the premises.

