



TO LET

**Industrial/Warehouse
Premises with Associated Offices
(Former Southern Sorting Office)
Barrule House
Ronaldsway Estate
Ballasalla**

Approx 7,621 sq ft in total

**Rental from only £5.00 per sq ft
Offers may be considered for
separating the property into smaller
units**

DESCRIPTION

Well positioned industrial premises. Operating until recently as the Southern Sorting Office for IOM Post.

The premises comprises a ground floor area of approx 6,738 sq ft, together with first floor office/staffroom of approx 883 sq ft. In addition to the normal parking facilities around the unit, there are 15 additional spaces in a separate car park. The ground floor space is mainly open plan with multiple electric roller shutter doors and separate loading bay.

LOCATION

Travelling from Ballasalla past the airport, take the next roundabout turning right into the Ronaldsway Estate and continue past the Airport Hotel and Strix. Turn left at Domicilium and continue to the end of the road where Barrule House can be found on the right hand side.

ACCOMMODATION

Ground Floor – approx 6,738 sq ft

Including **reception lobby**, through to;

Main open plan area, incorporating 2 part glazed offices; electric roller shutter doors, **separate loading bay** with roller shutter door, suspended ceiling and painted concrete floor.

Rear hall with **changing room**

Inner hall to **storeroom**

Ladies and gents toilets

Cleaner's cupboard

Stairs to **first floor** landing

Large staffroom/office (approx 883 sq ft)

Over/..

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 Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA

OUTSIDE

Car parking to the north and west sides of the property, with separate **tarmac car park** for approx 15 vehicles

MEA sub-station and Boiler Room

SERVICES

Mains services available.

REPAIRING OBLIGATIONS

Standard Full Repairing and Insuring Terms.

LEASE TERMS

A new lease is available at a commencing rental of £38,105 per annum exclusive.

RENT REVIEWS

Three yearly rent reviews in line with the increase in the Manx Retail Prices Index.

GUARANTOR

Directors guarantees will be required if the lease is taken in the name of a Limited company.

VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley**.

