



## **TO LET**

**Substantial Warehouse Premises  
Ronaldsway Estate  
Ballasalla**

**Approx 18,000 sq ft**

**Rental: commencing rental of only  
£4.00 per sq ft, £72,000 pa exclusive**

## **DESCRIPTION**

Ideally located opposite Ronaldsway Airport, this substantial warehouse (formerly occupied by Shoprite Limited) extends to approx 18,000 sq ft of ground floor space, including a large loading bay, separate roller shutter access door, and excellent height to eaves.

## **LOCATION**

Travelling from Ballasalla past Ronaldsway Airport, take the next roundabout, turning right past the Airport Hotel and Strix, continuing to the South West corner of the estate, where the warehouse can be found at the end of the estate road.

## **ACCOMMODATION**

Large sliding concertina doors to the main loading bay.

An open plan warehouse extending to approx 18,000 sq ft with separate new roller shutter to the side offering vehicular and pedestrian access to the warehouse. Separate access door, and fire exit doors.

Toilet facilities and a small staff room.

## **OUTSIDE**

Concrete front forecourt and parking area.

## **LEASE TERMS**

A new lease is available on standard full repairing terms at a commencing rental based on £4.00 per sq ft exclusive.

## **RENT REVIEW**

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

## **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.

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## GUARANTEE

Director's Guarantees will be required in the case of Limited companies.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion of legal formalities.

## LEGAL COSTS

Each party to bear the costs of their own reasonable legal fees.

## VIEWING

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

