

## TO LET - GROUND FLOOR | WORKSHOP | SHOWROOM

**Modern Commercial Premises  
Balthane Industrial Estate**

**Area approx 2,829 sq ft**

**NO VAT ON RENT – ONLY £6 psf / £16,974 pa**



### DESCRIPTION

An opportunity to lease a modern, purpose built, commercial workshop / warehouse space on Balthane Industrial Estate. There are shared WC's and shower on first floor. There is ample parking on site. The ground floor has recently been used as a motorcycle display showroom, with adjoining servicing bay.

### LOCATION

The building is located on Balthane Industrial Estate next to Ronaldsway airport. It can be approached by turning off the main road into the Balthane Industrial Estate and by taking the first turning on the right, past the estate office. The property is then found on the right hand side

### ACCOMMODATION

**Ground Floor:** 2,829 sq ft approx. includes warehouse | showroom and workshop. Tiled floors.  
Two roller shutter access doors.

**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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## **SERVICES**

All mains services installed. Served by gas fired central heating.

## **PARKING**

Extensive on-site parking along the side elevators.

## **LEASE TERMS**

A new lease is available at a starting rent of only £6.00 per square foot exclusive of VAT.

A separate service charge will be payable to cover shared costs such as heating; electric; rates; building insurance, and repairs, where not separately assessed.

## **SECURITY DEPOSIT**

A security deposit equivalent to one quarters rent will be payable upon signing of the lease returnable upon satisfactory lease expiry.

## **DIRECTOR'S GUARANTEE**

A directors guarantee will be required if the lease is taken in the name of a limited company.

## **REFERENCES**

Financial and professional references will be required from prospective tenants.

## **POSSESSION**

Vacant possession by arrangement and on completion of all legal formalities.

## **VIEWING**

Further details and viewing arrangements strictly by appointment through the Agents.