



FOR SALE / TO LET

**Unit 1
Akerman Court
Balthane Industrial Estate
Ballasalla**

**Area: Ground Floor – Approx 2,600 sq ft
Plus 2 additional mezzanine levels of circa
1,700 sq ft each (total circa 6,000 sq ft)**

**Rent: £21,000 pa exclusive plus VAT
Price: £325,000 exclusive plus VAT**

DESCRIPTION

An opportunity to lease or purchase a modern high specification purpose built warehouse unit occupying a prominent position on the Balthane Industrial Estate. The block and steel frame unit benefits from a power roller shutter door, separate pedestrian access, 3 phase electrics and forecourt car parking. Only 5 minutes' drive to the Airport and 15 minutes' drive to Douglas. The unit has had 2 levels of mezzanine accommodation of approximately 1,700 sq ft each, extending the total floor area to circa 6,000 sq ft. The first floor includes offices; stores; toilet and kitchen, and the upper level provides further open plan storage.

LOCATION

Travelling into the Balthane Estate in Ballasalla, continue past Athol Garage taking the second main turning on the right hand side, where the unit can be found immediately on the right hand side, gable to the road.

ACCOMMODATION

Ground Floor – Circa 2,600 sq ft will open plan warehouse (8m eaves); restricted height storage; toilet and shower room; and separate office. Front and rear staircase to upper levels.

First Mezzanine Level – Completely private office; separate WC; kitchen, open plan office; with fixed desking; stationery cupboard; and stores / loading bay.

Second Mezzanine Level – Set out as open plan stores with loading bay.

SERVICES

Mains drainage and power including three phase electrics and powered roller shutter door; well insulated accommodation with Pvc double glazed windows; electric heating to the office areas; fire precautions system; ultra-low power light fittings to the office space.

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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LEASE TERMS

A new lease is available on standard FRI terms, subject to three yearly upward only rent reviews. Initial rent - £21,000 pa exclusive of VAT on service charge.

POSSESSION

Vacant possession completion on all legal documentation.

REFERENCES

Trade and professional references will be required.

VIEWING

Further details and viewing arrangements should be by appointment through the Agents.

