

**FOR SALE or TO LET**

**Modern Manufacturing/Industrial Unit  
with High Specification Ancillary Offices**

**Balthane Estate  
Ballasalla**

**Area: Approximately 7,693 sq ft**

**LEASEHOLD: £30,000 per annum plus VAT / FREEHOLD: £500,000 plus VAT**



**DESCRIPTION**

A high specification modern manufacturing unit, constructed approximately 9 years ago and situated on the popular Balthane Industrial Estate in Ballasalla – only a short distance from Ronaldsway Airport.

The unit comprises a ground floor area of approximately 6,000 sq ft with additional air conditioned 1<sup>st</sup> floor & boardroom offices (approximately 1,693 sq ft) overlooking the front car park and out towards the Airport. The offices all benefit from electrical sockets and data cabling via fitted perimeter trunking.

The ground floor workshop area is served by an electric roller shutter door to the side elevation, and an oil fired blow heater. There is also a fitted staffroom, an assembly room, ladies and gents toilets and kitchen. We believe there is a high incoming electricity supply of 60 KVA.

**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 FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA Andrew K Wallis BSc (Hons) MRICS

The first floor offices have air conditioning, suspended ceilings with integral lights and separate shower and toilet. There is a good sized forecourt parking area to the front of the unit, with further parking and storage to the North side.

## **DIRECTIONS**

Travelling into Ballasalla from Douglas, turn left at the roundabout, crossing the railway tracks and continue left into the Balthane Estate. Take the second turning on the right hand side, and continue, where the unit can be found on the right hand side, just prior to the main JCK Headquarters. The unit is currently occupied by BMS International.

## **ACCOMMODATION**

### **Ground Floor;**

Ground floor entrance hall from car park  
Ladies and Gents toilets  
Fitted kitchen  
Large staffroom

Through to main manufacturing area (approx 78'6" x 59') with electric roller shutter door to side elevation and 2 pedestrian fire doors. The area is served by a Powermatic oil fired blow heater.

Assembly Room

### **First Floor;**

Stairs to first floor offices  
Landing with shower and WC  
Rear storage room  
Rear comms room/office  
Main reception office  
Managing Director's office  
In-house gym/office  
Boardroom

## **OUTSIDE**

Front paved parking area.

Side tarmac loading/storage area where the A/C units are located.

## **LEASE TERMS**

A new lease is available on standard full repairing and insuring terms.

## **RENT REVIEWS**

Three yearly rent reviews to Market Value.

**Over/...**

## **GUARANTOR**

A Director's guarantee will be required in the event the lease is taken by a Limited company.

## **SERVICES**

All mains services are connected.

## **POSSESSION**

Vacant possession on completion of legal documentation.

## **LEGAL COSTS**

Each party to bear their own legal costs.

## **VIEWING**

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

