



TO LET

BRAND NEW INDUSTRIAL UNITS

Balthane Industrial Estate
Ballasalla

Approx: 800-7,040 sq ft

Rent: £8.25 psf for ground floor exclusive of VAT
£7 psf for mezzanine exclusive of VAT

A selection of Ultra-Modern brand new commercial units in the heart of Balthane, Ballasalla.

LOCATION

Located adjacent to Ronaldsway Airport and only 15 minutes from the centre of Douglas – the Island's business and retail capital, Balthane Park meets international standards of excellence. Balthane Park can accommodate a wide spectrum of corporate, commercial and light industrial use.

ACCOMMODATION

Units 1-4 **SOLD**
Units 5 – 9 1,360 sq ft
Units 10 – 11 800 sq ft

CAR PARKING

To meet the requirements of the planning authority car parking has been provided on site in sufficient quantity to meet with the occupier's requirements and expectations.

LEASE TERMS

We understand mains drainage and power, including three phase electrics, is installed

REPAIRING OBLIGATIONS

New leases are available on standard FRI terms. Tenant to pay rates and building insurance.

RENT REVIEWS

Standard three yearly upward only rent reviews

~~Over/Up~~

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

SERVICES

It is understood mains services are connected to the building.

DIRECTOR'S GUARANTEE & SECURITY DEPOSIT

A director's guarantee will be required if the lease is taken in the name of a limited company. A security deposit equivalent to one quarter's rent is to be paid on term commencement and to be returnable on satisfactory expiry of the lease.

REFERENCES

Financial and professional references will be required from prospective tenants and guarantors may be required in the case of limited companies.

POSSESSION

Vacant possession upon completion of all legal formalities.

VIEWING

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

