

FOR SALE OR TO LET

INDUSTRIAL UNITS – approx. 750, 1,000 & 1,350 sq ft – **See below for pricing**



BALTHANE PARK, BALLASALLA



DESCRIPTION

Balthane Park can accommodate a wide spectrum of light industrial Uses including storage and distribution. Balthane Park affords the prospects of bottom line benefits too, combining exceptional value for investor or leaseholder, strong appreciation potential and highly competitive business rates. The land is within an area zoned in the Local plan for industrial use. Planning permission for the development has been approved under application number 19/01108/B. Building regulations approval has been granted for the construction of Block G, H & J, under approval number 19/07623/IND.

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.

ACCOMMODATION

Units released for sale are 750 / 1,000 / 1,350 sq. ft – see over for full schedule.

Excellent car parking provision, attractive landscaped environment, convenient location with excellent communication links

CAR PARKING

Units 43-47 - 1,350 sq.ft. each with 3 car parking spaces.

Units 48-52 - 1,000 sq.ft. Units 53-57 - 750 sq.ft. each with 2 car parking spaces.

Units 58-62 - 1,350 sq.ft. each with 3 car parking spaces.

Over/...

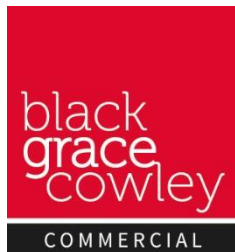
POSSESSION

Vacant possession upon completion of all legal formalities.

VIEWING

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

UNIT N°.	AREA (sq.ft.)	PRICE
43	1,350	£179,500 +VAT
44	1,350	£179,500 +VAT
45	1,350	£179,500 +VAT
46	1,350	£179,500 +VAT
47	1,350	SOLD
48	1,000	£134,500 +VAT
49	1,000	£134,500 +VAT
50	1,000	SOLD
51	1,000	£134,500 +VAT
52	1,000	SOLD
53	750	SOLD
54	750	SOLD
55	750	SOLD
56	750	SOLD
57	750	SOLD



Sharon Gelling
Commercial Department
01624 645553
sharon@blackgracecowley.com

Ben Quayle
Commercial Department
01624 645550
ben@blackgracecowley.com

Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Lambert Smith Hampton or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.