

TO LET

FIRST FLOOR STORAGE AREA - £3,600 six monthly rolling plus VAT. Approx 541 sq ft.

Unit 11, Balthane Industrial Estate, Ballasalla



- **ALL INCLUSIVE RENT**
- First floor mezzanine storage area in a modern purpose built warehouse unit with racking already installed.
- Only 5 minutes drive to the Airport and 15 minutes drive to Douglas.
- Hoist available for heavy items.
- On site parking spaces for upto 2 vehicles.
- Available for immediate occupation.

Over/...

DESCRIPTION

An opportunity to lease a first floor mezzanine storage area in a modern purpose built block and steel frame warehouse unit occupying a prominent position on the popular Balthane Industrial Estate. The area is all racked out ready for storage and hoist is available for heavy items.

LOCATION

Travelling into the Balthane Industrial Estate in Ballasalla, take the first left hand turn after Athol Garage. Continue down this road and take the first turning on the right hand side where the unit can be found on the right hand side.

ACCOMMODATION

First Floor Mezzanine (access via staircase)

- Storage Area with racking – Approx. 541 sq ft.
- Shared Kitchen

RENT REVIEWS

Standard three yearly upward only rent reviews.

DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee will be required if the lease is being taken in the name of a Limited Company. A 3 month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

SERVICES

Mains services are installed.

TENURE

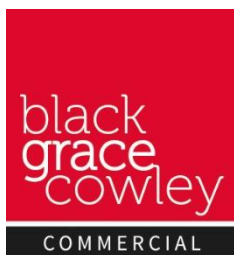
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Strictly by appointment through **Black Grace Cowley**.



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

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