

TO LET



WAREHOUSE PREMISES – £72,000 pa excl. - Approximately 18,000 sq ft

Barrule House - Warehouse Premises, Ronaldsway Estate, Ballasalla



- Substantial warehouse premises to Lease conveniently located on the Ronaldsway Estate, Ballasalla.
- Extends to approximately 18,000 sq ft of ground floor space with excellent height to eaves.
- Includes a large loading bay with large sliding concertina doors, separate roller shutter door to the side offering vehicular and pedestrian access, small staff room/kitchen and WC.
- Available for immediate occupation.

Over/...

DESCRIPTION

Great opportunity to take a lease on this substantial warehouse premises. Ideally located opposite the Airport on the Ronaldsway Estate. Extends to approximately 18,000 sq ft of ground floor space with excellent height to eaves. Includes a large loading bay with sliding concertina doors, separate roller shutter door to the side offering vehicular and pedestrian access to the warehouse.

LOCATION

Travelling from Ballasalla past Ronaldsway Airport, take the next roundabout, turning right past the Airport Hotel and continue round to the South West corner of the estate. Turn left at the IOM Post Sorting Office, where the building can be found at the end of the road on the right-hand side.

ACCOMMODATION

Ground Floor – Approximately 18,000 sq ft.

- Open Plan Warehouse Space.
- Main Loading Bay with large concertina doors.
- Separate Roller Shutter with vehicular and pedestrian access to warehouse.
- Separate access door and fire exit doors.
- Kitchen/small staff room.
- WC.

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge. Tenant to pay rates and insurance.

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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Black Grace Cowley Limited

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

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