

# TO LET



**INDUSTRIAL UNIT – £7 psf + VAT - Approximately 2,400 sq ft**

## Units 11 & 12, Balthane Industrial Estate, Ballasalla



- Purpose built Industrial Unit in a prominent position on the popular, Balthane Industrial Estate.
- Full height roller shutter with separate pedestrian door, large commercial part glass frontage and disabled WC.
- Exceptionally large forecourt area.
- Potential to create a mezzanine level, subject to building control approval.
- Available from 1<sup>st</sup> September 2023.

Over/...

## DESCRIPTION

Great opportunity to take a lease on this purpose-built warehouse unit in the popular Balthane Industrial Estate. The block and steel frame unit benefits from full height roller shutter with separate pedestrian door, large commercial glass storefront, WC, three phase electrics and large forecourt area. Also has potential to create a mezzanine level.

## LOCATION

Travelling into the Balthane Industrial Estate, continue past Athol Garage taking the second turning on the right-hand side. Continue down where the unit can be found opposite JCK on the right-hand side.

## ACCOMMODATION

- Open plan warehouse - Approx 2,400 sq ft.
- Disabled WC.

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms. Building Insurance is included in the rent. Tenant to pay rates.

## SERVICES

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

## TENURE

Vacant possession from 1<sup>st</sup> September 2023.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



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