

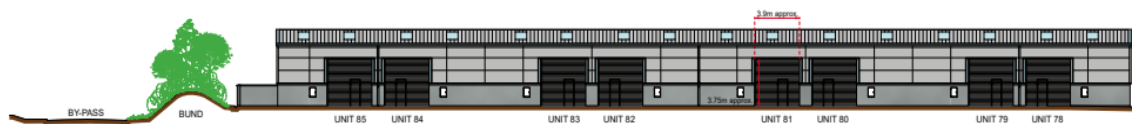
FOR SALE

INDUSTRIAL UNITS - £220,000 + VAT - Approximately 1,350 sq ft

Block L, Balthane Park, Ballasalla



(Photo example)



South West Elevation



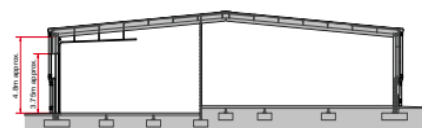
North East Elevation



South East Gable Elevation



North West Gable Elevation



Typical Section

- **ONLY 5 INDUSTRIAL UNITS REMAINING.**
- Opportunity to purchase a brand new steel frame industrial unit in the next phase of Dandara's development, Balthane Park.
- Electrically operated, insulated sectional overhead door with integral pedestrian door.
- Allocated car parking for each unit.
- Completion date for the development is circa June/July 2024.

Over/...

DESCRIPTION

Great opportunity to purchase a brand new steel frame Industrial Unit in the next phase of Dandara's development, Balthane Park (Block L).

LOCATION

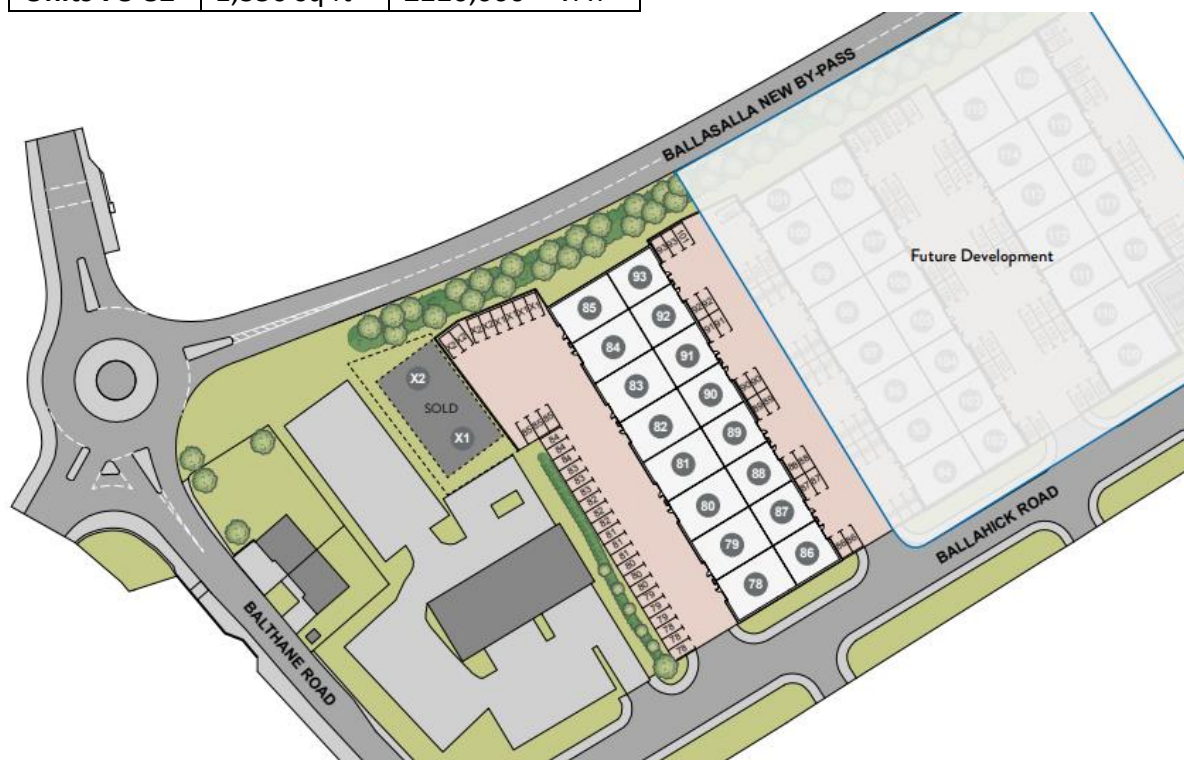
Balthane Park is ideally located close to Ronaldsway Airport and only 15 minutes from the centre of Douglas.

Travelling into the Balthane Industrial Estate in Ballasalla, take the first left hand turn onto Ballahick Road, where the development can be found after Athol Garage on the left -hand side.

ACCOMMODATION

BLOCK L:

Units 78-82	1,350 sq ft	£220,000 + VAT
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SERVICES

A mains water supply with bib tap, telecoms duct, 3 phase electric and a capped foul drain are provided in each unit.

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**.



Sharon Gelling
Commercial Department
01624 645550
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

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