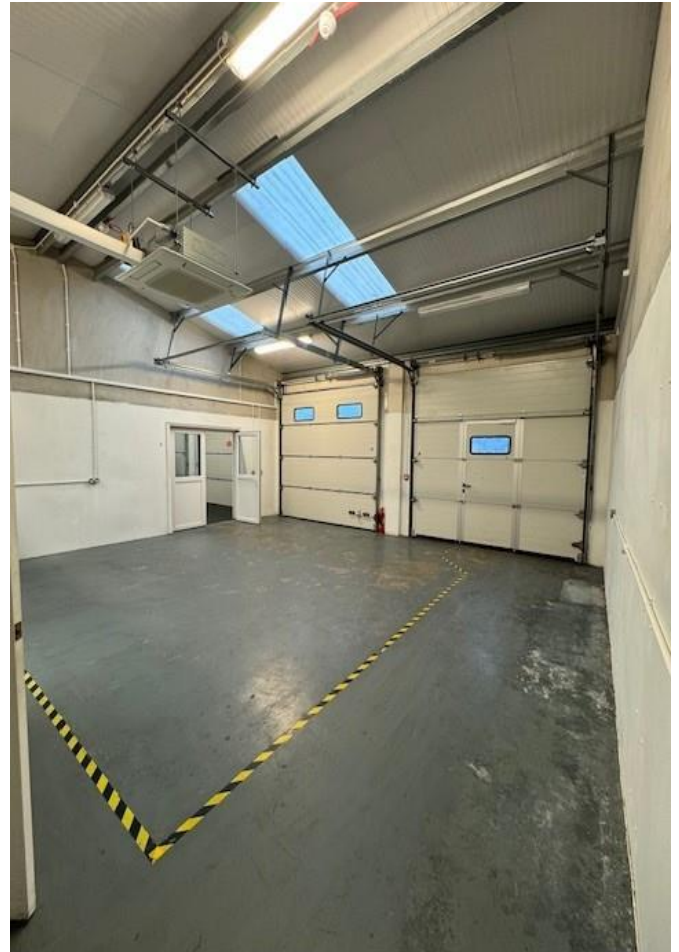


# TO LET

Two Interconnecting Warehouse/Storage Units – £800 per month each + VAT

## Balthane Industrial Estate, Ballasalla

Units 8, 9, 10, 11 - 1,140 sq ft each – Total 2,280 sq ft – Ideally taken together



- Two modern interconnecting storage units available – each with 2 roller shutter doors.
- 4 Roller Shutter Doors with 1 integral pedestrian door.
- Power and water to units
- Suitable for small businesses, self-storage, or multiple other uses.
- Kitchen/staff room and WC
- Available immediately

Over/...

## DESCRIPTION

Modern, purpose-built interconnecting, light industrial storage units, conveniently situated on the popular Balthane Industrial Estate, adjoining Ronaldsway Airport.

The units can be split and taken separately but are ideally suited to a single tenant.

There is a kitchen/staff room and WC in one half.

## LOCATION

Situated on the Balthane Estate in Ballasalla – contact the agents for precise directions to the unit.

## ACCOMMODATION

**Units 8 & 9 – Approx. 1,140 sq ft.**

**£800 pcm / £9,600 per annum + VAT**

- Storage Unit with 2 roller shutter doors
- Kitchen/staff room, WC

**Units 10 & 11 – Approx 1,140 sq ft.**

**£800 pcm / £9,600 per annum + VAT**

- Open Plan Storage Unit with 2 roller shutter doors

## LEASE TERMS

New leases are available on Internal Repairing terms. Tenant to pay rates, utilities and building insurance in addition.

## DEPOSIT

A rent deposit of 3 months will be required.

## SERVICES

Power and light installed, Estate toilet facilities.

## TENURE

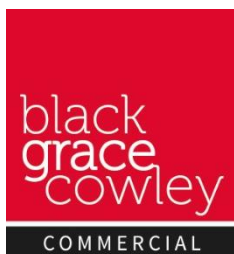
Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

Further details and viewing arrangements strictly by appointment through the Sole Agents, Black Grace Cowley – Contact Mark Grace 07624 495001 or [Mark@blackgracecowley.com](mailto:Mark@blackgracecowley.com)



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Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

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