

FOR SALE



BRAND NEW INDUSTRIAL UNITS

6 UNITS REMAINING - £155 psf + VAT - Approximately 2,130 sq ft

Trafalgar Park, Balthane, Ballasalla



- Rare opportunity to acquire freehold units in the well sought-after Balthane Industrial Estate.
- Only **6 units remaining** at 2,130 sq ft each.
- WC installed, electric roller shutter door and separate pedestrian door. Each unit comes with allocated parking.
- Fibre cabling has been laid to each unit.

Over/...

ACCOMMODATION

AVAILABLE UNITS – Approx 2,130 sq ft

Unit 5

Unit 6

Unit 7 – **UNDER OFFER**

Unit 10

Unit 11

Unit 12

Unit 14

£155 psf + VAT = **£330,150 + VAT (per unit)**

OUTSIDE

Allocated car parking for each unit.

POSSESSION

Vacant possession on completion of legal documentation.

The common area will be split between the freehold owners via a service charge deed. There will be an annual Estate service charge for the maintenance and upkeep of these areas.

RESTRICTIONS ON USE

There is a restriction that no vehicle repair or vehicle sale businesses can operate from the units.

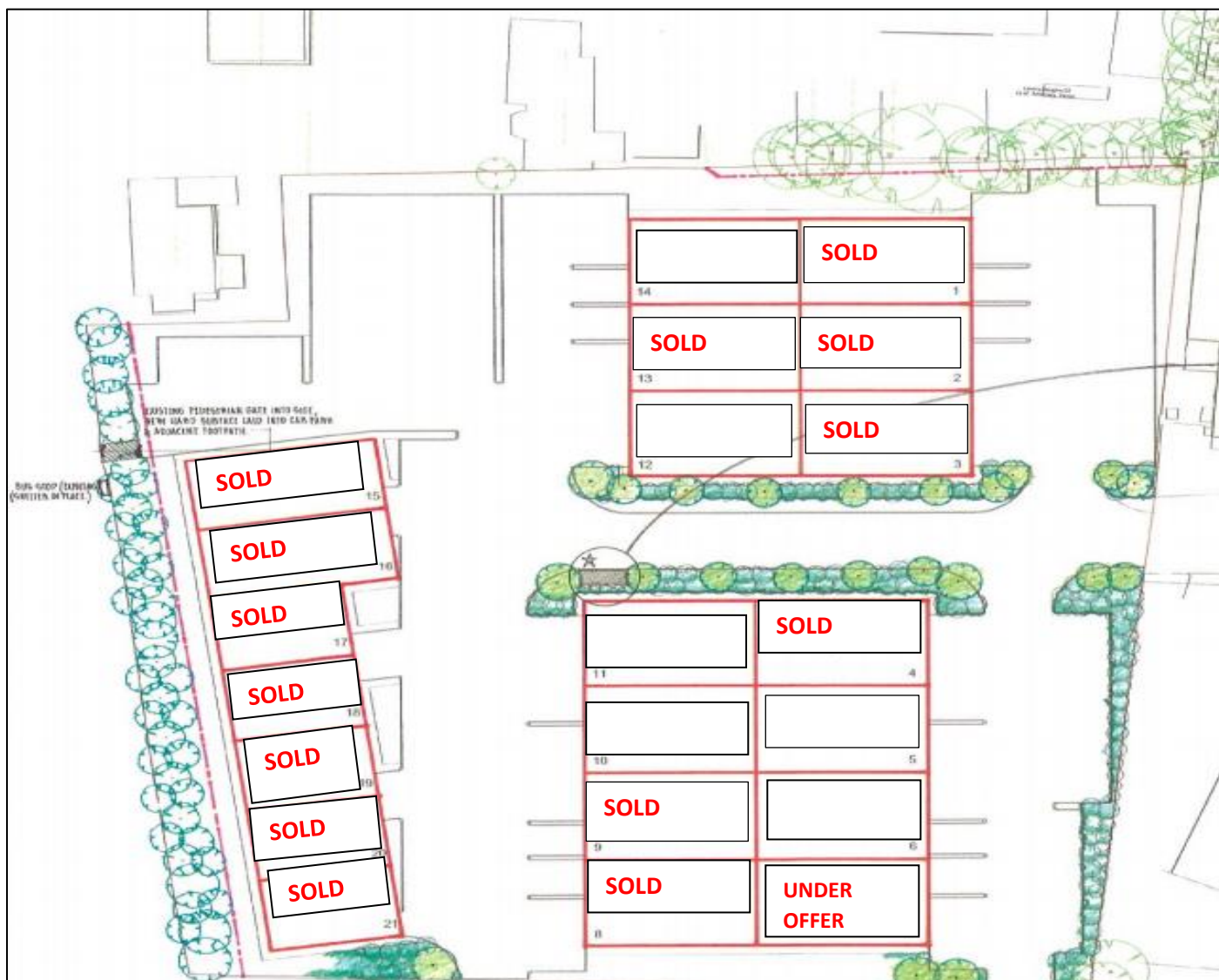
DEPOSIT

There will be a £1,500 non-refundable deposit payable, which will be forfeited if 'Exchange of Contracts' has not taken place within 8 weeks of 'Memorandum of Sale' being issued.

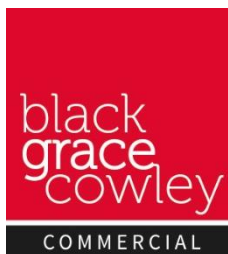
VIEWING

Strictly by appointment through the Sole Agents
– Black Grace Cowley





SUBJECT TO CONTRACT – NOT TO SCALE



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