

# FOR SALE



**BRAND NEW HIGH STANDARD INDUSTRIAL UNITS**

**£155 psf + VAT - Approximately 2,130 sq ft (£330,150 + VAT)**

## Trafalgar Park, Balthane, Ballasalla



- Rare opportunity to acquire a freehold unit in the well sought-after Balthane Industrial Estate.
- Remaining Unit - 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 UNIT** – Approx 2,130 sq ft

£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.

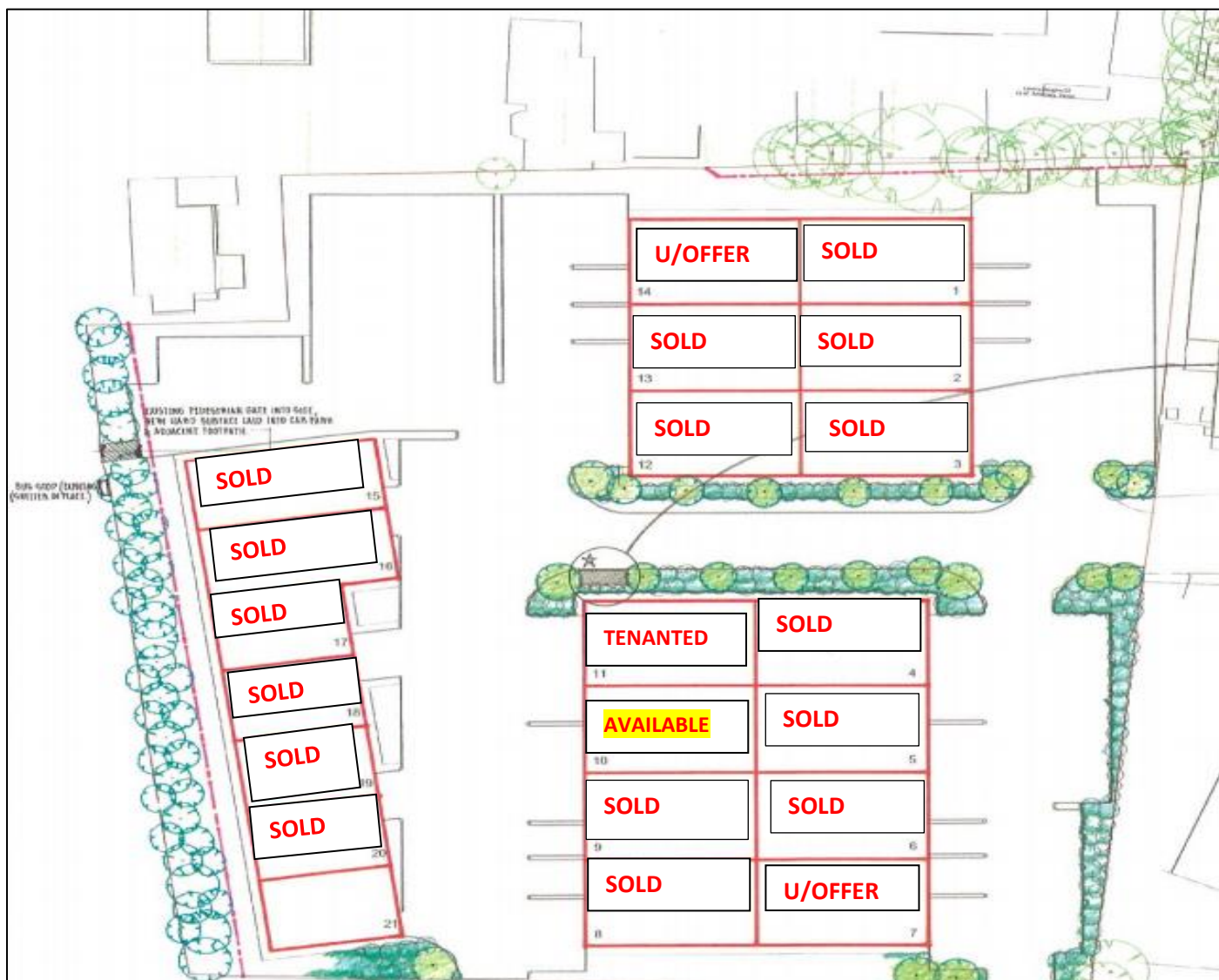
## DEPOSIT

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.

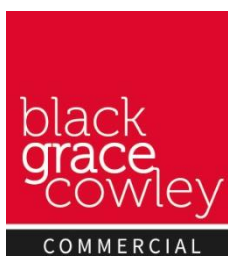
## VIEWING

Strictly by appointment through the Sole Agents  
– Black Grace Cowley





**SUBJECT TO CONTRACT – NOT TO SCALE**



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