

# FOR SALE



**INDUSTRIAL UNITS - from £220,000 + VAT - Approximately 1,350 sq ft > 1,700 sq ft**

## Block L & M, Balthane Park, Ballasalla



- 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.
- **BLOCK L** now completed – **BLOCK M** due for completion March 2025.

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 & M).

## 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:

<b>Units 79-82</b>	1,350 sq ft	£220,000 + VAT
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### BLOCK M:

<b>Units 94-99</b>	1,350 sq ft	COMING SOON
<b>Units 104&amp;105</b>	1,000 sq ft	£165,000 + VAT
<b>Unit 108</b>	1,700 sq ft	£275,000 + VAT

## RESERVATION FEE

A Reservation Fee of £1,000 + VAT is required to secure a property, which will be reserved at this fixed price for 4 weeks.

## DEPOSIT

A Deposit of 10% is required upon Exchange of Contracts with the balance payable on Completion.

## SERVICES

A mains water supply with bib tap, telecoms duct, 3 phase electrics 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**.

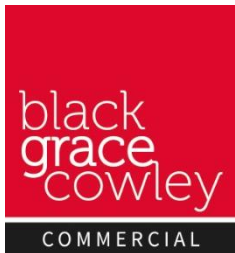
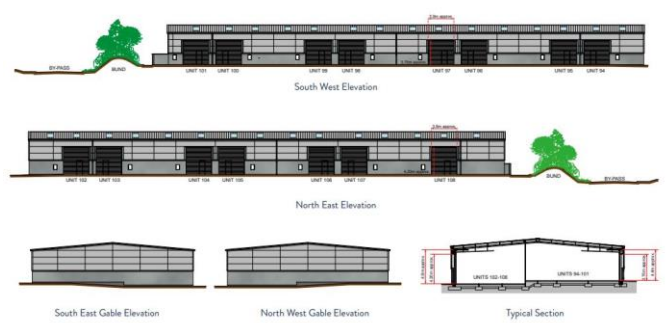




### ELEVATIONS BLOCK L



### ELEVATIONS BLOCK M



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