

# TO LET

**Warehouse/Storage Unit – £ 525pcm + VAT per unit. Approx. 600 sq. ft**

## Unit AC - E Aalin Court Balthane Industrial Estate, Ballasalla



- Roller shutter and separate UPVC pedestrian door with security shutter
- Modern storage unit suitable for small businesses, self-storage, or multiple other uses
- Manual Roller Shutter Door and Power and Water to units. WC.
- Available from May 2025

Over/...

## DESCRIPTION

Modern purpose-built storage business unit, conveniently situated on the popular Balthane Industrial Estate, adjoining Ronaldsway Airport.

**AC E** – Approx. 600 sq. ft - £525.00pcm + VAT (Green Door)

## LOCATION

Situated on the Balthane estate in Ballasalla – Travel past Athol Garage and take the second turning on the right-hand side. Aalin Court can be found immediately before Kingsley Muti Pharmacy on the right.

## LEASE TERMS/REPAIRING OBLIGATIONS

New lease available subject to vacant possession from the existing tenants – expected May 2025.

## RENT REVIEWS

Standard three yearly upward only rent reviews.

## DIRECTOR'S GARAUNTEE/DEPOSIT

A Director's guarantee will be required if the lease is being taken in the name of a Limited Company.

## SERVICES

Power and light installed, toilet facilities.

## TENURE

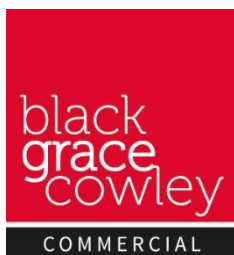
Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



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### Black Grace Cowley Limited

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