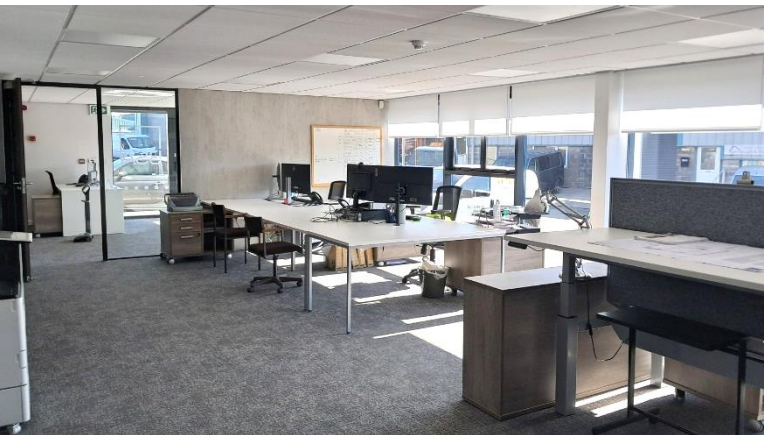


# TO LET

**EXCEPTIONAL OFFICE SPACE - £1,475 pcm plus VAT – 1,600 sq ft**

## Ground Floor Office, 1C Balderton Court, Balthane



- Exceptional ground floor office suite available in this modern, purpose-built building on the Balthane Estate.
- Comprises of an open plan office suite with two glazed partition offices, large meeting room as well as modern kitchen and WC for the sole use of the ground floor tenant.
- The suite comes with the benefit of modern furniture for the Tenant's use and the property benefits from CCTV and an intruder alarm.
- Shared areas include glazed entrance hall and circulation route to kitchen and WC.
- Wifi and Cat 5 network (secure cabinet) provided, Tenant to pay own IT/Telecoms costs.
- Included in Rent are five onsite car spaces.
- Situated adjacent to the Isle of Man Airport and only 15 minutes to Douglas.
- Available 1<sup>st</sup> June 2025 – minimum 12-month term (negotiable).

Over/...

## DESCRIPTION

Fabulous, modern space in this purpose-built office building on Balthane Estate, which is next to the Airport and only 15 minutes' drive to Douglas.

The main open plan office provides 6 spacious office desks with two glass partitioned offices and a generous meeting room accessed of the open plan area. It is decorated to an extremely high standard and is fully furnished with high quality modern office furniture, including 2 height adjustable desks.

The shared areas include a contemporary, shared glazed entrance area with meeting table and reception desk (if required).

A shared corridor leads to the kitchen and WCs which are for the sole use of the ground floor tenant and again to very high standard.

The shared areas are chargeable.

There is a service charge based on an occupied floor area basis, which covers rates, cleaning, refuse collection, building insurance.

The suite is separately metered for electricity.

## LOCATION

Travelling into the Balthane Estate in Ballasalla, continue past Athol Garage taking the second turning on the right-hand side and continue past Kingsley Pharmaceuticals and at the end of the road take the right hand turning into Balderton Court where Unit 1C can be found straight ahead.

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge. Tenant to pay rates and insurance.

## DEPOSIT

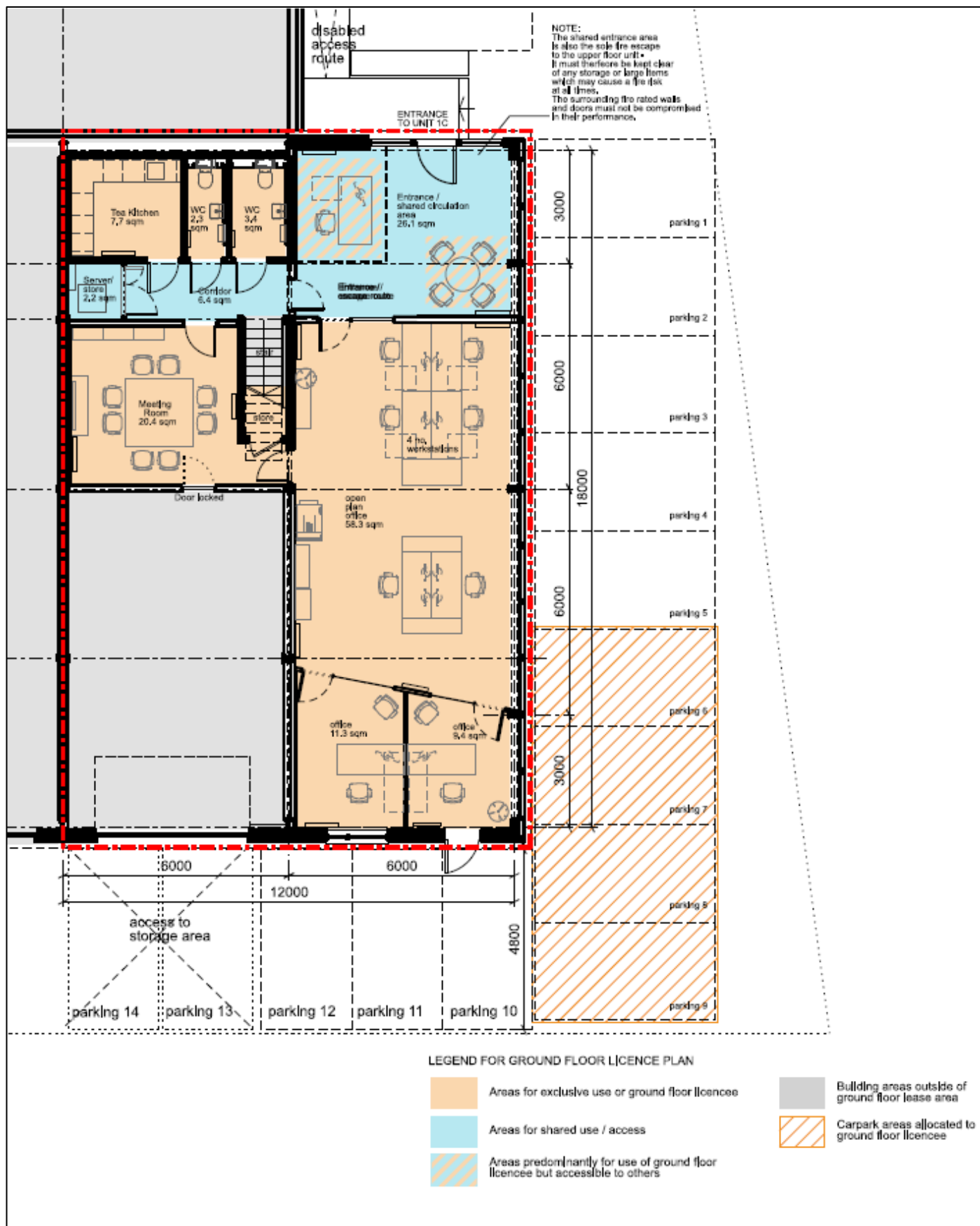
A 3-month rental deposit will be returnable upon satisfactory expiry of the lease.

## VIEWING

Strictly by appointment through **Black Grace Cowley**.



Floor Plan Over/...



#### Black Grace Cowley Limited

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

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