

FOR SALE



INDUSTRIAL UNITS WITH COURTYARD – £732,250 + VAT - c. 5,050 sq ft

Unit 7a & 8, Parkway, Balthane Industrial Estate



- Two Industrial Units Located in the highly sought after Balthane Industrial Estate.
- Potential Sale & Leaseback for a 12 month Term Whilst a New Premises is Sourced by the Existing Owner Occupier.
- Full Height Electrically Operated Overhead Door with Separate Pedestrian Door.
- 3 Phase Electric Power, Partitioned WC, Kitchen and Office.
- Potential to Install a Mezzanine.
- Allocated Car Parking Directly Outside the Unit.

Over/...

DESCRIPTION

Great opportunity to acquire 2 x steel frame Industrial Unit in the heart of Balthane Estate.

LOCATION

Balthane Park is ideally located close to Ronaldsway Airport and only 15 minutes from the centre of Douglas. Travelling into Balthane Industrial Estate in Ballasalla, take the second right hand turn after Honda Marine. Continue down this road past JCK and Jamies Removals, taking a left opposite Isle of Wraps where the units can be found on the left hand side .

ACCOMMODATION

- Unit 7a & 8 – Approx 5,050 sq ft



SERVICES

Mains services are installed.

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**.



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Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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