

# FOR SALE – BESPOKE UNIT



**HIGH-END WAREHOUSE – OIEO £499,950 + VAT Approx 2,250 sq ft + Mezz 600 sq ft**

## Unit 4a, Portside, Balthane Industrial Estate



- Modern purpose built Warehouse Unit – 6 meters to eaves with Mezzanine Level approx. 600 sq ft comprising Office, Open Plan Working Space (with kitchenette), bathroom with shower, and second WC upstairs.
- The unit has had a significant high-end fit-out to include workshop area (with Belfast sink), racking, a 6 car storage rack, ventilated paint storage room, kitchen, 2 bathrooms.
- Short distance from the Airport.
- Full height Roller Shutter Door, forecourt car parking and large side compound with fuel tank.

Over/...



## DESCRIPTION

An opportunity to purchase this purpose-built unit upgraded to an exacting bespoke standard on the Balthane Industrial Estate. The block and steel frame unit benefits from a full height, power roller shutter door, separate pedestrian access, intruder alarm, 3 phase electrics, large side compound and forecourt car parking.

## LOCATION

Travelling into the Balthane Industrial Estate in Ballasalla, continue past Athol Garage and take the second turning on the right hand side. Continue down this road bearing right where the unit can be found on the right hand side.

## SERVICES

Mains services are installed. 3 Phase Electrics.

## ACCOMMODATION

### Ground Floor – Approx 2,250 sq ft

- Open plan area
- Store Room
- Fitted bathroom with shower & with heated towel rail
- Kitchen
- Tool Room/Paint Store

### Mezzanine Floor – Approx 600 sq ft

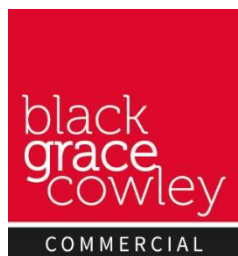
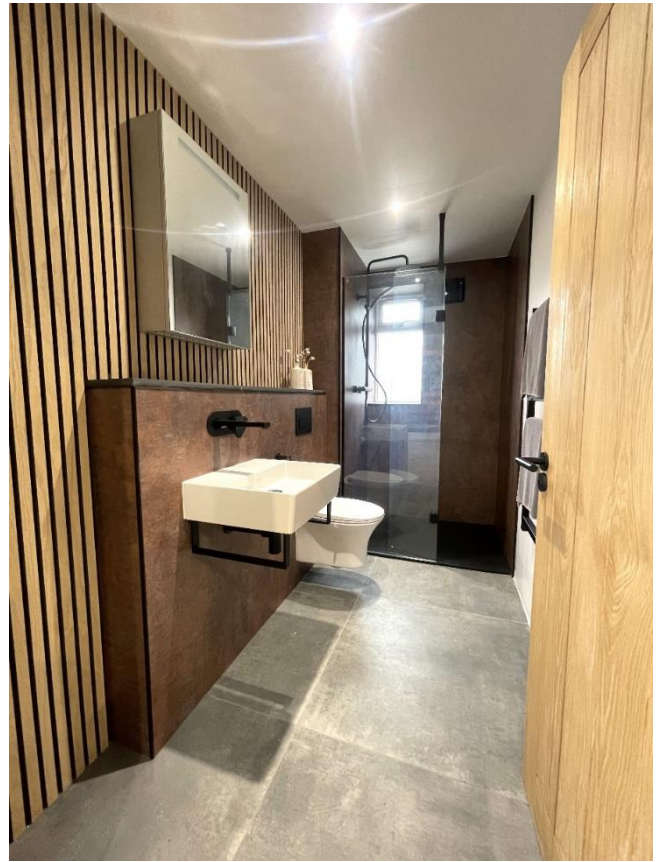
- Meeting/Board Room
- Open Plan Office and Kitchenette
- Office
- Disabled Access Fitted Bathroom

## VIEWING

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







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**Black Grace Cowley Limited**

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