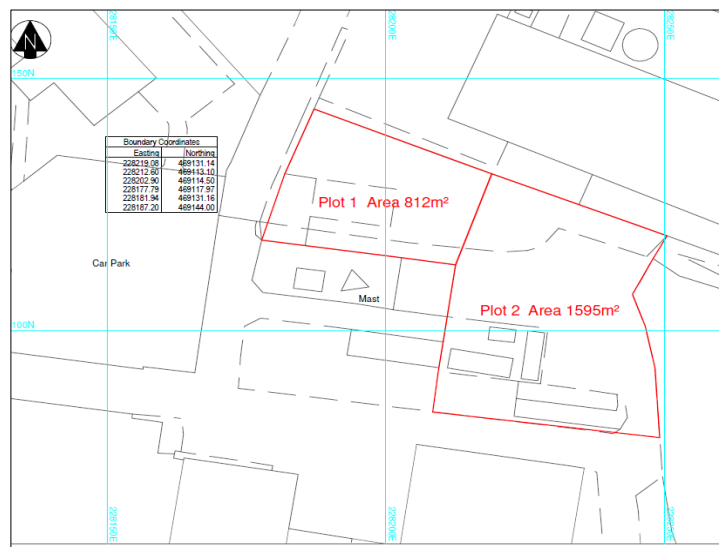


TO RENT - LAND (X 2 PLOTS)

PLOT 1: 8,740 sq ft / PLOT 2: 17,168 sq ft – TOTAL: 25,908 sq ft/£26,000 per annum + VAT

Accessed either via Airport Side or Balthane, Ballasalla



- Land for lease on the Balthane Estate, Ballasalla. This can be accessed either via the Balthane Estate, or by turning left at the Airport roundabout and following the road round, past Euromanx House where the site entrance is on your left.
- Although the plots will ideally go together, as they are currently not split, consideration may be given to leasing separately.
- The Plots will be cleared of the containers prior to lease commencement.

Over/...

LOCATION

Travelling from Douglas to the Airport, turn into Balthane and drive along the main through road. Take the last right hand turning and continue past JCK until you reach the end of that road, where the Plots are accessed on the left.

VIA AIRPORT:

Travelling from Douglas to the Airport, go past The Spar Petrol Station and take a left at the roundabout. Take your next left into The Freeport and continue along that road to the right-hand bend, where the other entrance to the Plots can be found on the left.

LEASE

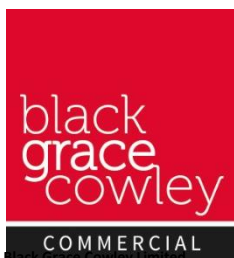
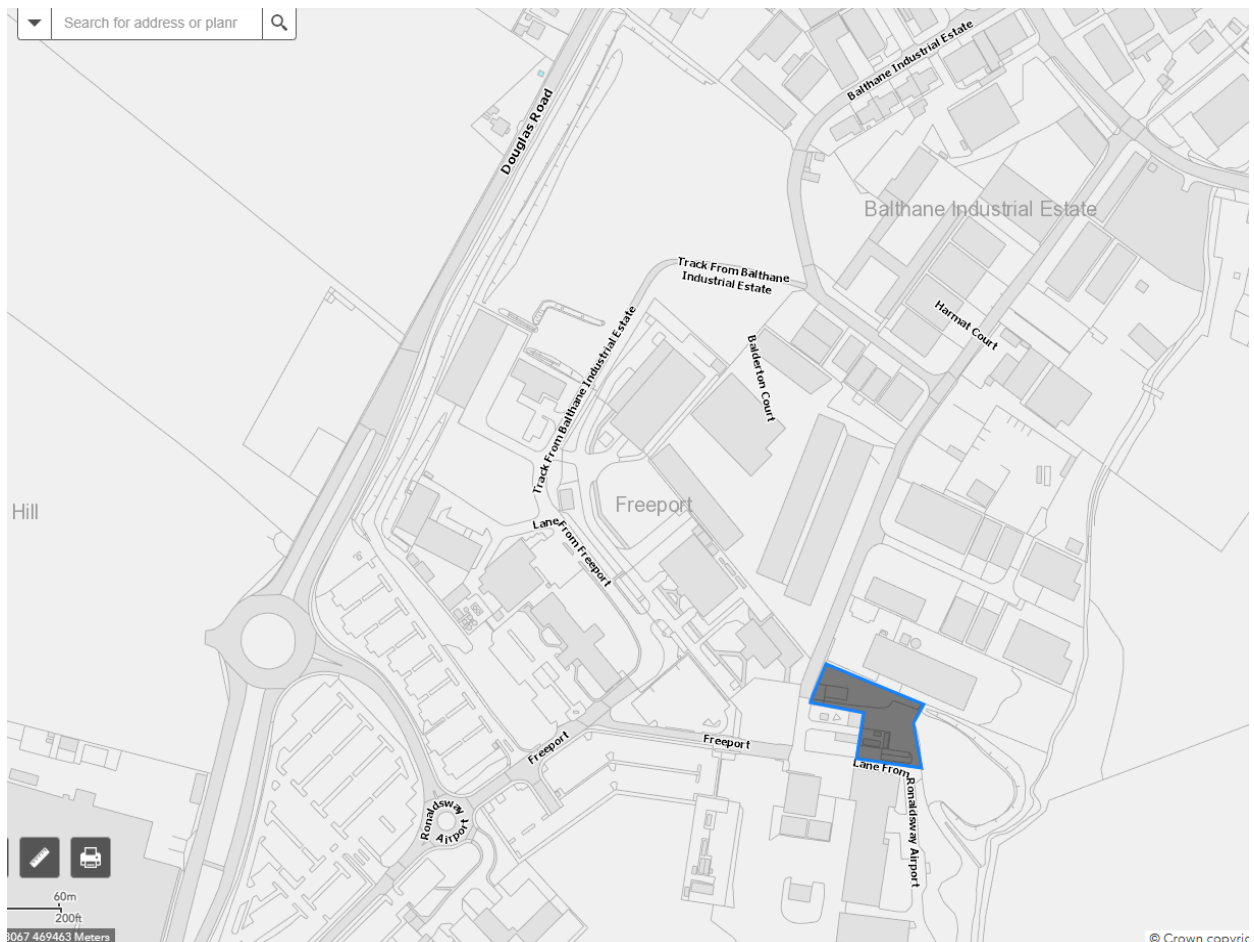
New leases are available on the plots. Tenant to pay Rates and Insurance.

TENURE

Vacant possession on completion of legal formalities.

VIEWING

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



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Ben Quayle
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Subject to Contract / Not to Scale

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

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