

# TO LET

## Warehouse plus Secure Enclosed Compound

### Unit KA, Balthane Industrial Estate, Ballasalla & Secure Compound – Parville Court

Unit KA – Circa 3,000 sq ft pa - £17,500pa plus of VAT Rates and Building Insurance

Compound - £9,900 pa plus VAT



- Modern warehouse or workshop unit, occupied for many years by Moynihan Engineering, is now available with vacant possession. The unit is suitable for small businesses, self-storage, or multiple other uses.
- To the rear of the unit, is a large, fenced compound, available either with the unit, or separately.
- Roller Shutter Door and Three Phase Power to the unit.
- Separate power supply to the compound.
- Available immediately.

Over/...

## DESCRIPTION

A unique opportunity to lease a modern, low eaves purpose-built unit of circa 3,000 sqft together with a secure compound.

The unit occupies a prominent location on the popular Balthane Industrial Estate, adjoining Ronaldsway Airport.

The unit currently has one roller shutter door, but potential for a second roller to the right side of the property, which was replaced by the previous tenant with a upvc sliding door.

The unit has a mix of open plan space and private offices, with toilet and kitchen facilities.

**The Compound** is located just to the rear of Unit KA in Parville Court, and has recently been created with new steel fencing, and two main access gates. Power and water are available.

## SERVICES

Power and light installed, Private and Estate Toilet facilities.

## LOCATION

Situated on the Balthane estate in Ballasalla – contact the agents for precise directions to the units.

## LEASE TERMS

A new lease is available immediately.

All rents paid monthly in advance.

A medium-to-long term standard FRI lease is available, subject to three yearly RPI rent reviews.

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**Compound - £9,900pa** plus VAT

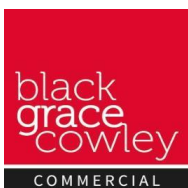
## DEPOSIT / DIRECTOR'S GUARANTEE

A rent deposit of 3 months may be required, or a director's guarantee if taken in the name of a Limited company.

## VIEWINGS

Viewing arrangements strictly by appointment through the Sole Agents – Contact Mark Grace 07624 495001

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