

# TO LET

**NEW INDUSTRIAL UNIT – £20,000 + VAT - Approximately 2,130 sq ft**

## Unit 10, Trafalgar Park, Balthane Industrial Estate



- Hi-end, newly developed Industrial Unit available to let.
- Conveniently located on the popular Balthane Industrial Estate, Ballasalla.
- Impressive, double height glass panels – providing a lot of light, especially if mezzanine level installed. Electric roller shutter door, separate pedestrian door in glass panel and WC.
- Comes with allocated parking.
- Available for immediate occupation on completion of all legal formalities.
- Attractive, tidy complex with landscaped surrounding borders.

Over/...

## DESCRIPTION

Great opportunity to lease a newly constructed Industrial Unit at Trafalgar Park, on the Balthane Industrial Estate in Ballasalla. Built to a very high standard with full electric roller shutter door, 3 phase electrics, halogen lighting, separate pedestrian door and WC installed.

## LOCATION

Travelling towards Douglas from Ronaldsway Airport turning right into the Balthane Industrial Estate, take the first turning right where Trafalgar Park entrance is further down on the right-hand side.

## ACCOMMODATION

- **Unit 10** – Approx 2,130 sq ft

## LEASE TERMS/REPAIRING OBLIGATIONS

New leases available on standard FRI terms via a service charge. Tenant to pay rates and building insurance in addition.

## RENT REVIEWS

Standard three yearly upward only rent reviews.

## DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee will be required if the lease is being taken in the name of a Limited Company. A 3 month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

## SERVICES

Mains services are installed.

## TENURE

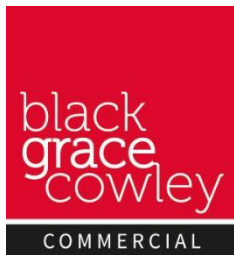
Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



**Sharon Gelling**  
Commercial Department  
**01624 645550**  
[sharon@blackgracecowley.com](mailto:sharon@blackgracecowley.com)  
**Ben Quayle**  
Commercial Department  
**01624 645550**  
[ben@blackgracecowley.com](mailto:ben@blackgracecowley.com)

### Black Grace Cowley Limited

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

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Lambert Smith Hampton or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.