

TO LET

WAREHOUSE UNIT - £9,000 pa + VAT – Approx 1,200 sq ft

Unit 15, Portway, Balthane Industrial Estate



- Modern purpose built Warehouse Unit in visible location.
- Large forecourt extending to approximately 20 ft x 40 ft
- Full height power roller shutter door and separate pedestrian door.
- Halogen lighting, 3 phase electrics – 24kva. Disabled WC.
- Large 40 x 20ft forecourt with car parking.
- Short distance from the Airport.

Over/...

DESCRIPTION

An opportunity to take a lease on a modern purpose built warehouse unit occupying a prominent position on the Balthane Industrial Estate. The block and steel frame unit benefits from a full height roller shutter door, separate pedestrian access, 3 phase electrics and forecourt car parking. Only 5 minutes drive to the Airport and 15 minutes drive to Douglas.

LOCATION

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

ACCOMMODATION

GIA – Approx 1,200 sq ft

External Forecourt – approx. 20 ft x 40 ft

- Disabled WC.

SERVICES

Mains services are installed. 3 Phase electrics.

LEASE TERMS

Annual rolling leases. Rent payable monthly in advance by Standing Order.

REPAIRING OBLIGATIONS

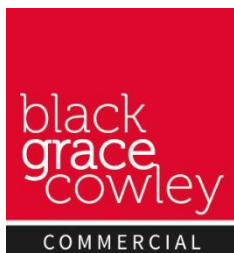
Standard Full Repairing and Insuring Lease. Tenant to own rates in addition.

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
Ben Quayle
Commercial Department
01624 645550
ben@blackgracecowley.com

Black Grace Cowley Limited

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