

TO LET

2 x INDUSTRIAL UNITS - Approx. 1,276 (£12,441 pa) & 1,700 sq ft (£16,575 pa) + VAT

Units 108 & 116 Block M & N, Balthane Park, Ballasalla



- Opportunity to rent a brand-new steel frame industrial unit in Dandara's development, Balthane Park.
- Electrically operated, insulated sectional overhead door with integral pedestrian door.
- Allocated car parking for each unit.

Over/...

DESCRIPTION

Great opportunity to rent a brand new steel frame Industrial Unit in Dandara's development, Balthane Park (Block M & N).

LOCATION

Balthane Park is ideally located close to Ronaldsway Airport and only 15 minutes from the centre of Douglas. Travelling into the Balthane Industrial Estate in Ballasalla, take the first left hand turn onto Ballahick Road, where the development can be found after Athol Garage on the left -hand side.

ACCOMMODATION

BLOCK M:

| | | |
|-----------------|-------------|------------------|
| Unit 108 | 1,700 sq ft | £16,575 + VAT pa |
|-----------------|-------------|------------------|

BLOCK N:

| | | |
|-----------------|-------------|------------------|
| Unit 116 | 1,276 sq ft | £12,441 + VAT pa |
|-----------------|-------------|------------------|

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms. There is also an Estate Charge. Tenant to pay rates and insurance.

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

A mains water supply with bib tap, telecoms duct, 3 phase electrics and a capped foul drain are provided in each unit.

TENURE

Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

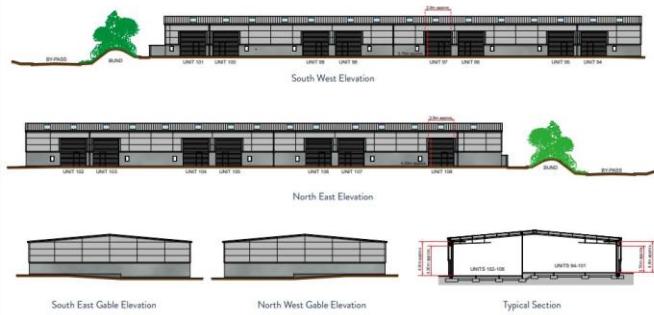
Strictly by appointment through **Black Grace Cowley**.



SITE PLAN



ELEVATIONS BLOCK M



ELEVATIONS BLOCK N



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COMMERCIAL

Black Grace Cowley Limited

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

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