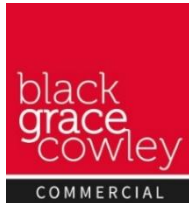


# FOR SALE - UNIT WITH OFFICE & WAREHOUSING



Ground Fl Gross – 2,130 sq ft with Circa 1,870 sq ft Mezzanine & Office – £469,950 + VAT

## Unit 8, Trafalgar Park, Ballasalla



- Good opportunity to purchase this modern purpose-built unit on Trafalgar Park, Balthane Estate, close to the Airport.
- The unit is fully fitted out to a very high standard and comprises of ground floor entrance lobby, modern grey gloss fitted kitchen/breakout room, contemporary WC and warehousing.
- 1<sup>st</sup> Floor Mezzanine Front provides an office with floor to ceiling glazing. Additional floor gives the unit circa 4,000 sq ft in area.
- Four parking spaces to the front with two additional spaces adjacent. 3 phase electrics and electric roller shutter door at rear. Full height glazed panelling at front.
- This unit is fully electric and has the huge benefit of air conditioning/mechanical ventilation, electric heating and 3phase EV Charger.
- The office space is carpeted, has suspended ceilings with LED lighting panels and is cabled with CAT 6 cabling.
- Trafalgar Park is an attractive, high-end gated development only a couple of minutes to the Airport and 15 minutes to Douglas City centre.

Over/...

## DESCRIPTION

Unit 8 Trafalgar Park – GIA 2,130 sq ft

## LOCATION

Travelling towards Ronaldsway Airport from Douglas turn left at The Whitestone roundabout, continue over the train tracks and left right into the Balthane Industrial Estate, take the first turning right and the next right where Trafalgar Park entrance is at the end with clear signage.

## ACCOMMODATION

**Ground Floor Front** – Glazed doors into entrance lobby, kitchen/breakout room & WC and warehouse.

**1<sup>st</sup> Floor Mezzanine Front** – Office.

**See Floorplan Over**

## OUTSIDE

6 allocated car parking spaces for unit 8.

The common area will be split between the freehold owners via a service charge deed. There will be an annual Estate service charge for the maintenance and upkeep of these areas.

## RESTRICTIONS ON USE

There is a restriction that no vehicle repair or vehicle sale businesses can operate from the units.

## SERVICES

Mains services are installed.

## TENURE

Freehold. Vacant possession on completion of legal formalities.

## LEGAL FEES

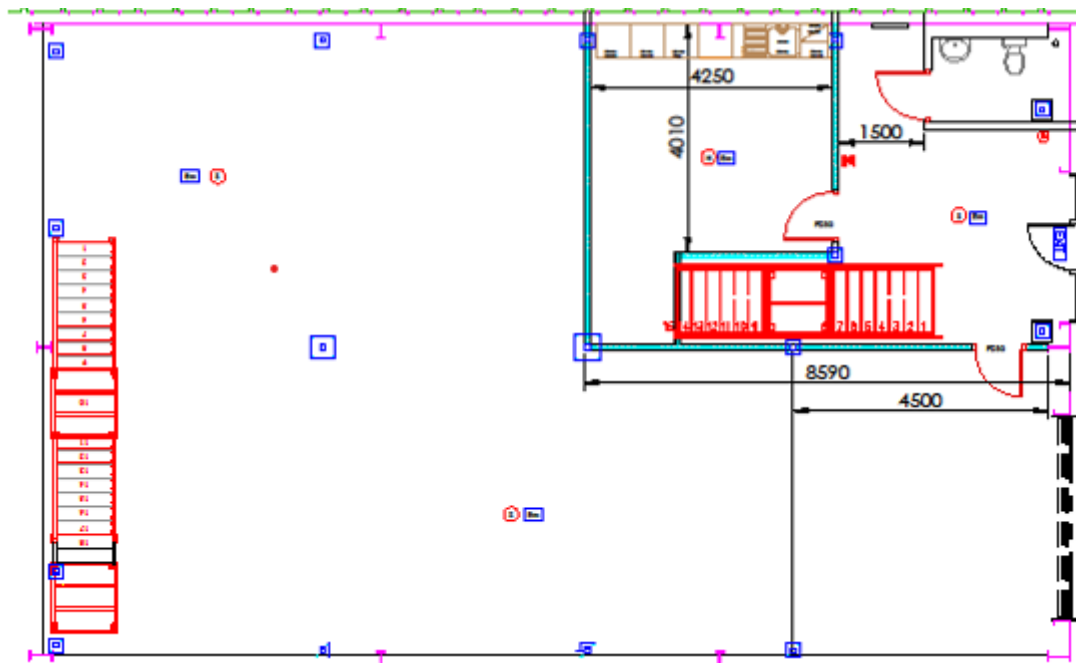
Each party to pay their own legal fees.

## VIEWING

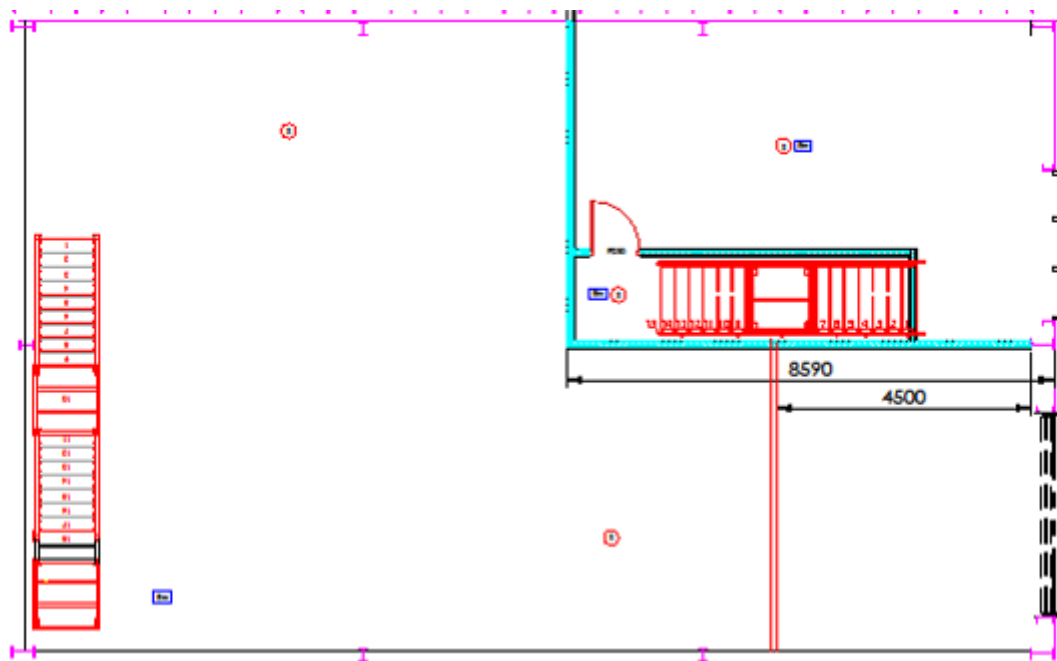
Strictly by appointment through **Black Grace Cowley**.



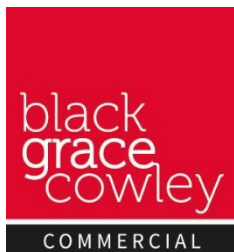
**Floorplan Over/...**



Ground Floor



First Floor  
Subject to Contract



**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.