

# 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

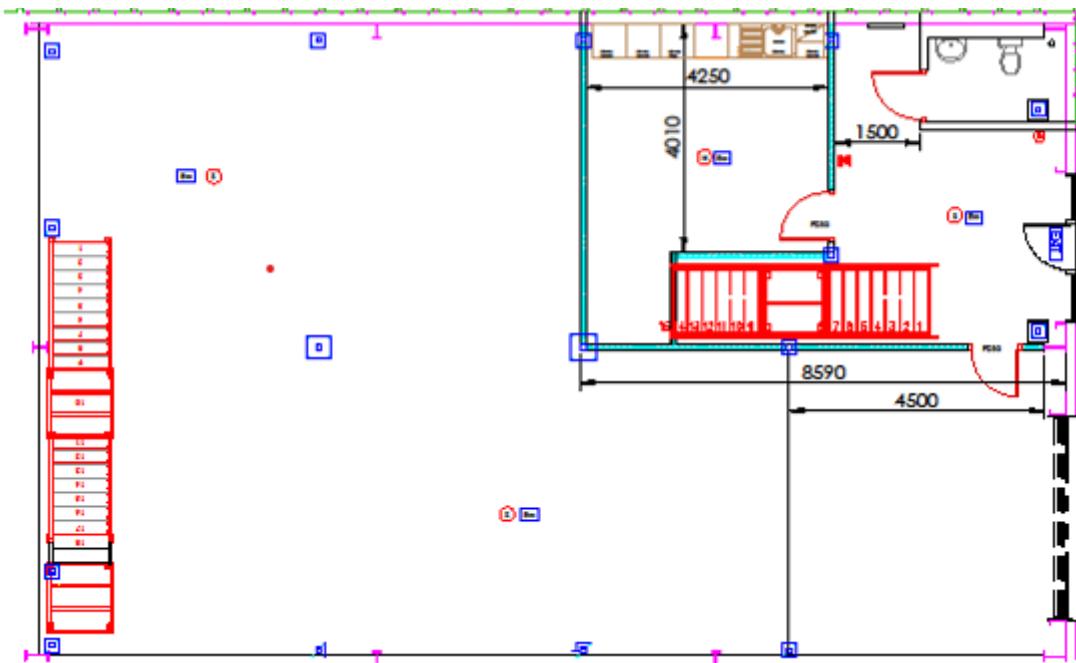
Each party to pay their own legal fees.

## VIEWING

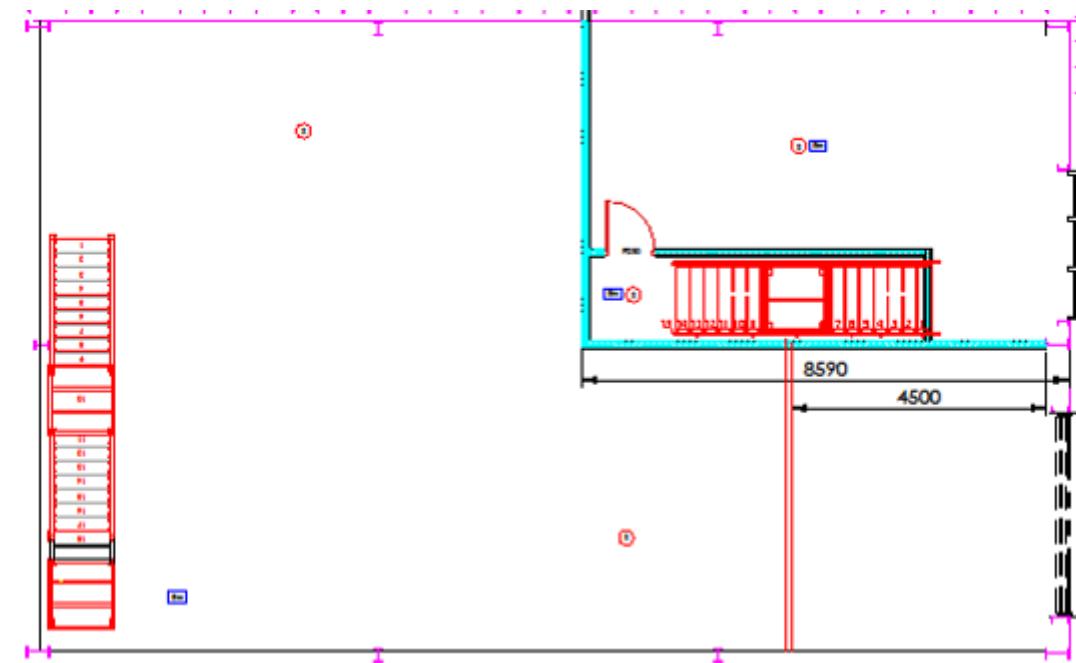
Strictly by appointment through **Black Grace Cowley**.



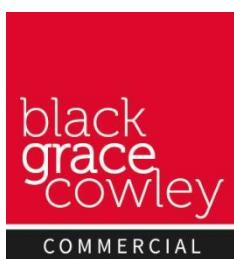
[\*\*Floorplan Over/...\*\*](#)



**Ground Floor**



**First Floor**  
**Subject to Contract**



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