

TO LET

Adjoining Warehouse/ Office Units – £520 + VAT pcm. 600sqft (300 sq. ft x 2)

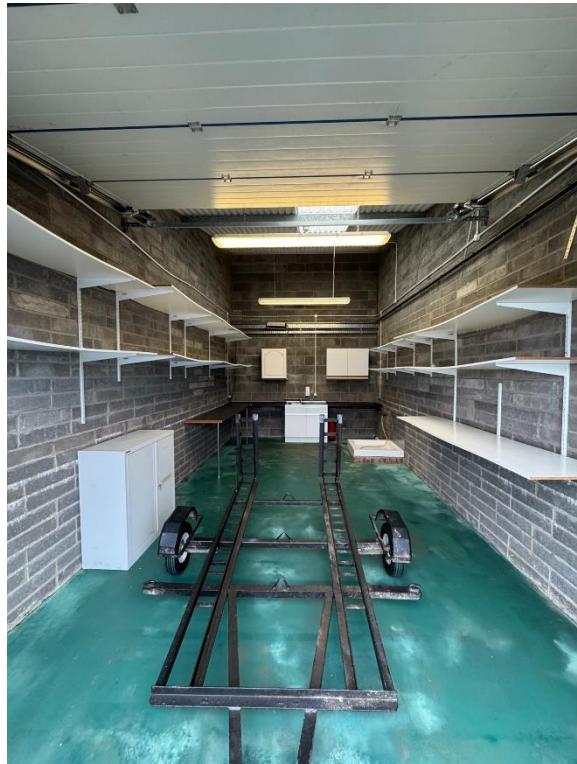
Units 1/2 - Harmat Court Balthane Industrial Estate,
Ballasalla

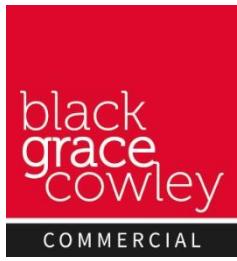
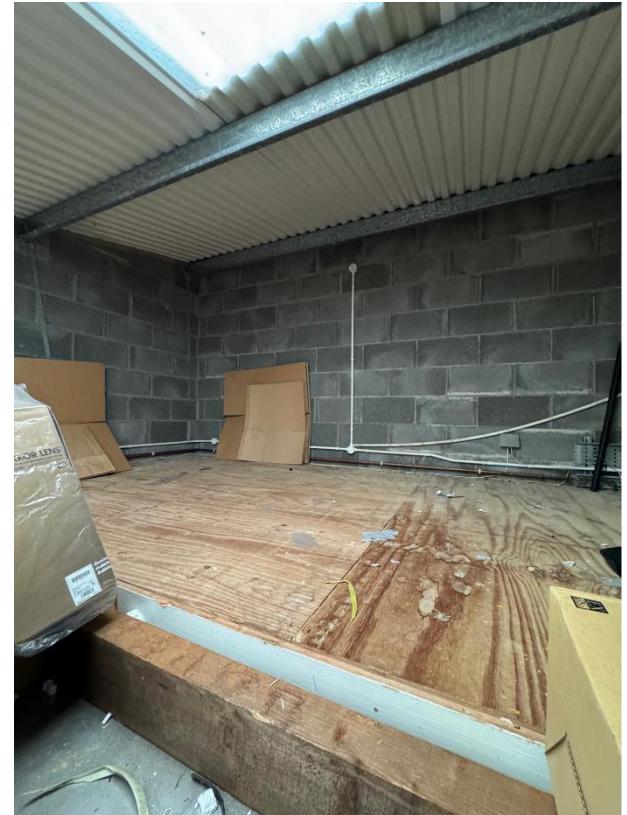
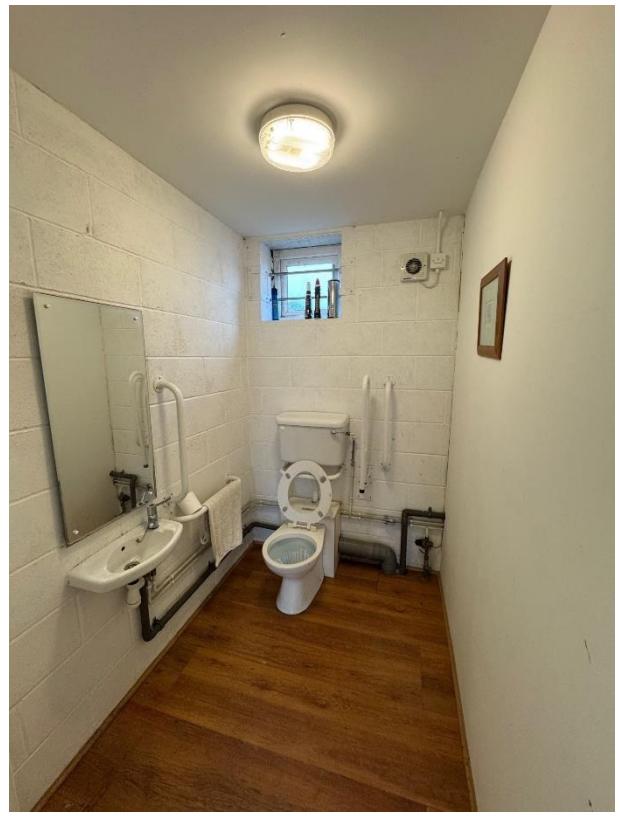


- Roller shutter to storage unit [2] and UPVC pedestrian door to office [1]
- Modern office unit with Kitchen and WC.
- Modern storage unit adjoining suitable for small businesses, self-storage, garaging.
- Manual Roller Shutter Door and Power and Water to units.
- Available from March 2026.

Over/...

<p>DESCRIPTION Modern purpose-built storage/ business units, conveniently situated on the popular Balthane Industrial Estate, adjoining Ronaldsway Airport.</p> <p>HC 1 – Approx. 300 sq. ft. Set out as an office unit with UPVC entrance door, kitchenette and separate WC. Additional mezzanine storage.</p> <p>HC 2 – Approx 300sqft. Open plan storage unit with power and water laid on.</p> <p>The preference is that both units are taken together.</p> <p>LOCATION Situated on the Balthane estate in Ballasalla – Continue past Athol Garage taking the second turning on the right. Turn right after Jamies Removals and Harmat Court is on the right-hand side opposite GE Whites.</p> <p>LEASE TERMS/REPAIRING OBLIGATIONS New leases are available from March 1st, 2026, with vacant possession. Commencing Rental is £520 plus VAT for the two units.</p>	<p>RENT REVIEWS Annual RPI rent reviews.</p> <p>DIRECTOR'S GUARANTEE/DEPOSIT A Director's guarantee or deposit may be required if the lease is being taken in the name of a Limited Company.</p> <p>SERVICES Power Light and Water installed, toilet facilities.</p> <p>TENURE Vacant possession on completion of legal formalities.</p> <p>LEGAL FEES Each party to pay their own legal fees.</p> <p>VIEWING Further details and viewing arrangements strictly by appointment through the sole Agents – Contact Mark Grace 07624 495001 or Mark@blackgracecowley.com</p>
---	--





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 Black Grace Cowley 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.