

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/...

DESCRIPTION

Modern purpose-built storage/ business units, conveniently situated on the popular Balthane Industrial Estate, adjoining Ronaldsway Airport.

HC 1 – Approx. 300 sq. ft. Set out as an office unit with UPVC entrance door, kitchenette and separate WC. Additional mezzanine storage.

HC 2 – Approx 300sqft. Open plan storage unit with power and water laid on.

The preference is that both units are taken together.

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.

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.

RENT REVIEWS

Annual RPI rent reviews.

DIRECTOR'S GARAUNTEE/DEPOSIT

A Director's guarantee or deposit may be required if the lease is being taken in the name of a Limited Company.

SERVICES

Power Light and Water installed, toilet facilities.

TENURE

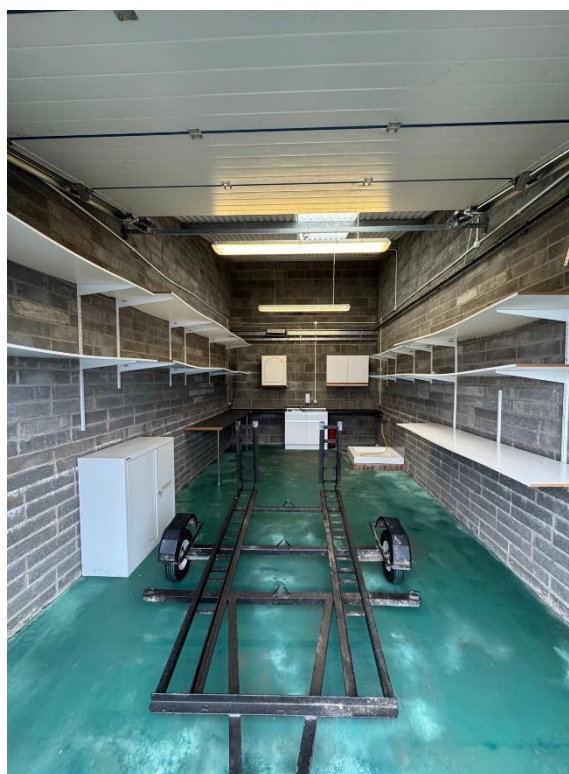
Vacant possession on completion of legal formalities.

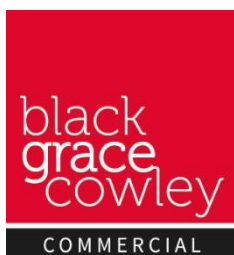
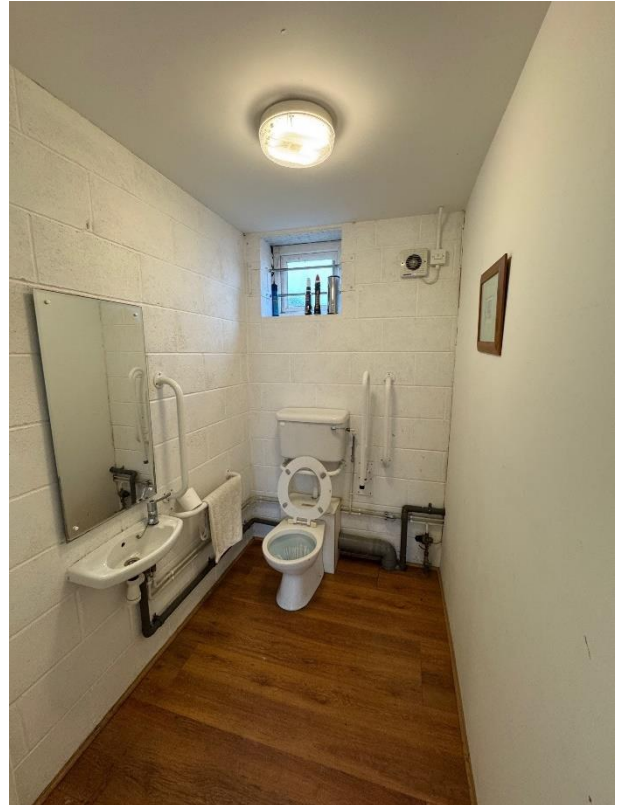
LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Further details and viewing arrangements strictly by appointment through the sole Agents – Contact Mark Grace 07624 495001 or Mark@blackgracecowley.com





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

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