

# TO LET

**INDUSTRIAL UNIT - Approx. 1,350 sq ft - £13,163 pa + VAT**

Unit 113, 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 and 3 phase electrics.
- Allocated car parking for each unit to the front.
- Available mid-March.

Over/...

## 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 N:

<b>Unit 113</b>	1,350 sq ft	£13,163 + VAT pa
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## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms. There is also an Estate Charge. Landlord to insure the building and recharge to Tenant. Tenant to pay own rates.

## 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

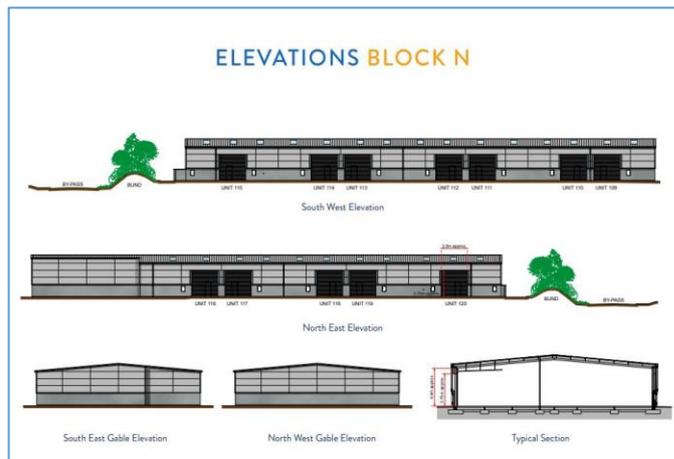
Each party to pay their own legal fees.

## VIEWING

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



# SITE PLAN



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