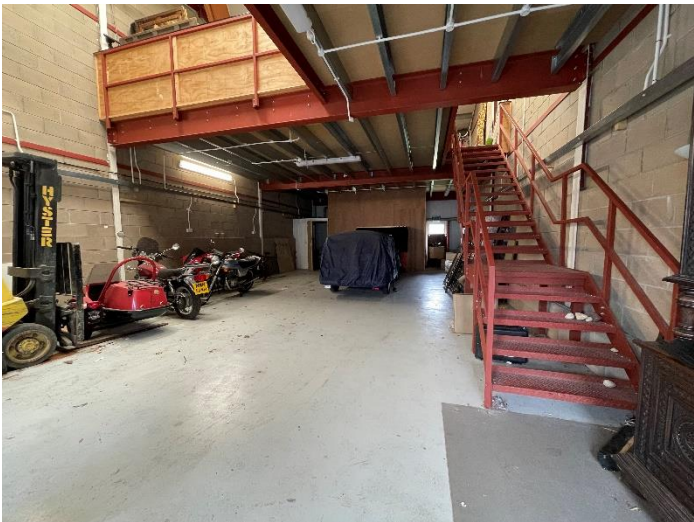


TO LET

INDUSTRIAL UNIT – £800 pcm + VAT – 1,000 sq ft Gound – 750 sq ft mezz.

Unit 6B, Balthane Industrial Estate, Ballasalla



- Purpose built Industrial Unit in a great, spacious position on the popular, Balthane Industrial Estate.
- Full height roller shutter (5.4m) with good eaves height (6m), separate pedestrian door, 3 phase electrics, kitchenette and disabled WC.
- Steel framed mezzanine level.
- Available from end July 2026.

Over/...

DESCRIPTION

Great opportunity to take a lease on this purpose-built warehouse unit in the popular Balthane Industrial Estate. The block and steel frame unit benefits from full height roller shutter door with separate pedestrian door, kitchenette, WC, mezzanine and 3 phase electrics.

LOCATION

Travelling into the Balthane Industrial Estate, continue past Athol Garage taking the second turning on the right-hand side. Continue down to the end and take the last turning right into Balderton Court, head up to the top end where the unit can be found on the left-hand side.

ACCOMMODATION

- Warehouse - Approx 1,000 sq ft.
- Mezzanine Level – 750 sq ft.
- Disabled WC/kitchenette.

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms. Building Insurance is included in the rent. Tenant to pay own rates in addition.

SERVICES

We understand mains drainage and power, including three phase electrics, are installed.

TENURE

Vacant possession from end July 2026.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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