

Retail
Development
Industrial
Investment
Office



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TO LET MODERN INDUSTRIAL UNIT

Unit 25, Balthane Park, Ballasalla,
Isle of Man, IM9 2AX
Annual rental of £11,500 Excl.



- **Area: 1,150 sq ft including a 400 sq ft mezzanine**
- **Pedestrian and roller shutter door**
- **Two parking spaces**
- **3 phase power, LED lighting, disabled WC and kitchenette**

Description

An exciting opportunity has arisen to lease on a modern 750 sq ft industrial unit situated at Balthane Park.

The unit benefits from a 400 sq ft mezzanine level, excellent parking provision with 2 parking spaces, 3 phase power, LED lighting, disabled WC, kitchenette, and roller shutter door with integral pedestrian access.

Refurbishment of the WC and kitchenette is taking place and works will be completed before occupation.

Location

Travelling into Ballasalla along the A5, turn left at the roundabout by The Whitestone Inn and continue for a short distance past The Paddocks. Turn left into the Balthane Industrial Estate and take a further left hand turning into Balthane Park where the industrial units can be found on the right hand side.

Services

Mains water and 3 phase power connected.

Possession

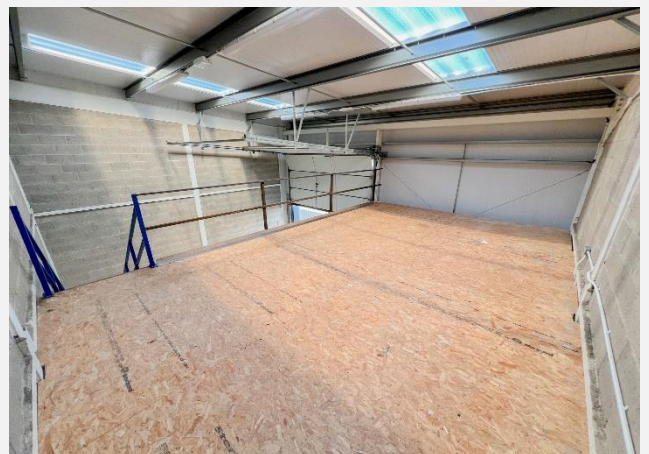
On completion of legal formalities.

Legal Costs

Each party to pay their own legal costs.

Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.



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