

Retail
Development
Industrial
Investment
Office



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TO LET MODERN INDUSTRIAL UNIT

Unit 90, Balthane Park, Ballasalla,
Isle of Man, IM9 2AX
Annual rental of £12,000 Excl.



- **Area: 1,400 sq ft including a 400 sq ft mezzanine**
- **Pedestrian and roller shutter door**
- **Two parking spaces**
- **WC and kitchen**

Description

An excellent opportunity to lease a modern industrial unit extending to 1,400 sq ft, situated within the popular Balthane Park development.

The unit provides 1,000 sq ft of ground floor industrial space, together with a 400 sq ft mezzanine level, offering additional storage or workspace and flexibility to suit a range of business requirements.

The property is well equipped for modern commercial use and benefits from a WC and kitchen facilities, three-phase power and efficient LED lighting. Access is provided via a convenient roller shutter door with integrated pedestrian access, while

two designated parking spaces are available directly with the unit.

Location

Travelling into Ballasalla along the A5, turn left at the roundabout by The Whitestone Inn and continue for a short distance, passing The Paddocks. Turn left into Balthane Industrial Estate, then take the next left into Balthane Park. Take the second left turn, and the unit will be located towards the centre of the development.

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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