

# TO LET



**BRAND NEW INDUSTRIAL UNIT – £8.50 psf + VAT - Approximately 2,130 sq ft**

## Unit 10, Trafalgar Park, Balthane Industrial Estate



- Hi-end, newly developed Industrial Unit available to let.
- Conveniently located on the popular Balthane Industrial Estate, Ballasalla.
- Impressive, double height glass panels – providing lots of light, especially if mezzanine level installed. Electric roller shutter door, separate pedestrian door in glass panel and WC.
- Comes with allocated parking.
- Available for immediate occupation on completion of all legal formalities.
- Attractive, tidy complex with landscaped surrounding borders.

Over/...

## DESCRIPTION

Great opportunity to lease a newly constructed Industrial Unit at Trafalgar park, on the Balthane Industrial Estate in Ballasalla. Built to a very high standard with full electric roller shutter door, separate pedestrian door and WC installed.

## LOCATION

Travelling towards Douglas from Ronaldsway Airport turning right into the Balthane Industrial Estate, take the first turning right where Trafalgar Park entrance is further down on the right-hand side.

## ACCOMMODATION

- **Unit 10** – Approx 2,130 sq ft

## LEASE TERMS/REPAIRING OBLIGATIONS

New leases available on standard FRI terms via a service charge. Tenant to pay rates and building insurance in addition.

## 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

Mains services are installed.

## 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**.



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### Black Grace Cowley Limited

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