

TO LET



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

Unit 11, 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 11** – 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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Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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