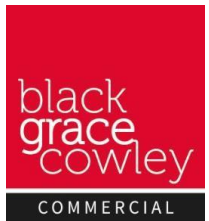


TO LET

Warehouse/Storage units – from £250pcm + VAT – Approx 230 > 600 sq ft



Units AC2; AC5; ~~AC 12~~ and AC D, Aalin Court Balthane Industrial Estate, Ballasalla



- Modern storage units suitable for small businesses, self-storage, or multiple other uses
- Roller Shutter Door. Power to units.
- Available from August 2024.

DESCRIPTION

Modern purpose-built storage units, conveniently situated on the popular Balthane Industrial Estate, adjoining Ronaldsway Airport.

AC 2 – Approx. 230 sq ft - £250pcm exclusive of VAT (Red Door)

AC 5 – Approx. 230 sq ft - £250pcm exclusive of VAT (Red Door)

~~**AC 12** – Approx. 480 sq ft - £425pcm exclusive of VAT (Red Door) – **NOW LET**~~

AC D – Approx. 600 sq ft - £500pcm exclusive of VAT (Green Door) – Private Toilet.

SERVICES

Power and light installed, Estate Toilet facilities.

LOCATION

Situated on the Balthane estate in Ballasalla – contact the agents for precise directions to the units.

LEASE TERMS

New leases are available subject to vacant possession from the existing tenants – expected late July/August 2024.

DEPOSIT / DIRECTOR'S GUARANTEE

A rent deposit of 3 months may be required, or a Director's guarantee if taken in the name of a Limited company.

VIEWINGS

Further details and viewing arrangements strictly by appointment through the Sole Agents – Contact Mark Grace 07624 495001 or Mark@blackgracecowley.com



Sharon Gelling
Commercial Department
01624 645553
sharon@blackgracecowley.com

Mark Grace
Commercial Department
01624 645551
mark@blackgracecowley.com

Black Grace Cowley Limited

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

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Black Grace Cowley or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.