

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 September 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 –~~ **NOW LET**

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

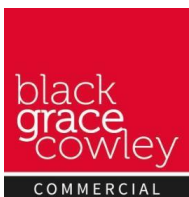
New leases are available subject to vacant possession from the existing tenants – expected late July/August 2024.

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



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