

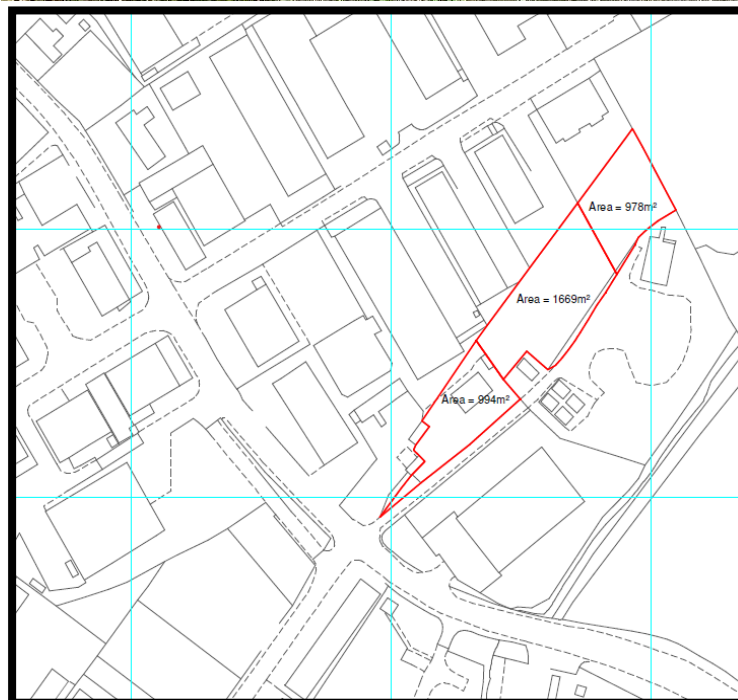
# TO RENT - LAND (X 3 PLOTS)

PLOT 1 - 10,528 sq ft / PLOT 2 - 17,965 sq ft / PLOT 3 – 10,700 sq ft



**TOTAL = 0.9 ACRES**

**Off the Main Balthane Road, Ballasalla**



**Plot 1**

**Plot 2**

**Plot 3**

- Land for lease on the Balthane Estate, Ballasalla – close to both Douglas and the Airport.
- Three separate plots/areas of land that can be taken either together or separately
  - **Plots 1 & 2** (currently scrub land) - £4,000 pa / £6,500 pa
  - **Plot 3** £9,700 pa – gated / concreted with shed

## DESCRIPTION

Rare opportunity to acquire 1, or 2 or 3 plots of land in the sought after Balthane Industrial Estate.

## LOCATION

Travelling from Douglas to the Airport, turn into Balthane and drive along the main through road. Take the last left hand turning where Plot 2 can be accessed via a side road on the right. Plot 3 can be found on the left hand side - identified by our TO LET board.

## LEASE

New leases are available on the plots. Tenant to pay Rates and Insurance.

## SERVICES

We believe there is a water supply to Plot 3.

## 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**.



**Subject to Contract / Not to Scale**



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### Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

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