

Retail  
Development  
Industrial  
Investment  
Office

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## TO LET OFFICE / COMMERCIAL UNIT

Ballastrang Barn, Ballastrang Farm,  
Santon, Isle of Man, IM4 1EU  
Annual rental of £18,000



- Area: 1,486 sq ft
- Situated within the countryside
- Spread across two floors, the property features four suites, reception area, two kitchens, three WCs including shower facilities and a generous garden space
- Ample parking

### Description

Set in the heart of the countryside, Ballastrang Barn presents an exceptional opportunity to lease a versatile commercial property in a picturesque rural setting. Offering 1,486 sq ft of well appointed space, this unique property is registered as office accommodation, with potential for alternative uses subject to the necessary planning consents.

The thoughtfully designed interior provides a functional and adaptable layout to accommodate a variety of business needs. The ground floor features four individual suites, a

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welcoming reception area, a kitchen, and two WC facilities. The first floor expands into a spacious open plan suite, complemented by an additional kitchen and shower facilities. To the rear, a spacious garden enhances the property, offering a serene outdoor area ideal for breaks or informal meetings.

With fibre connectivity already installed, the property ensures seamless communication and high speed internet access, making it an ideal choice for businesses requiring reliable digital infrastructure. Ample car parking enhances convenience for both employees and visitors, while the peaceful surroundings provide a refreshing and inspiring workspace away from the bustle of urban life.

Despite its tranquil setting, Ballastrang Barn remains well connected, offering easy access to major transport routes, ensuring practicality without compromising on the charm of a rural location. This is a rare opportunity to secure an outstanding commercial space that combines modern functionality with the beauty of the countryside.

## Location

Located just off the Castletown Road, Ballastrang Farm is easily accessible from Douglas. After passing the Fairy Bridge, turn right onto the private access lane, where the property awaits on the right, offering both privacy and connectivity.

## Services

Mains services are connected.

## Possession

Vacant possession on completion of all legal formalities.

## Legal Costs

Each party to pay their own legal costs

## Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.



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