

Retail  
Development  
Industrial  
Investment  
**Office**



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## TO LET

### MODERN OFFICE SUITE

1C Balderton Court, Balthane Industrial  
Estate, Ballasalla, Isle of Man, IM9 2AJ  
Annual rental of £15,996 Excl.



- Area: 1600 sq ft
- Modern open plan office suite with partition offices, large meeting room, kitchen and WC
- Five parking spaces
- Office furniture included

#### Description

An exceptional opportunity to lease a high specification ground floor office suite within a modern, purpose-built office building, ideally situated on the Balthane Estate. Located adjacent to the Isle of Man Airport and just a 15-minute drive from Douglas, this contemporary workspace offers both convenience and excellent connectivity.

The suite comprises a spacious open plan office area, complete with six workstations, two glazed partitioned private offices, and a generous meeting room, all accessed directly from the main office space. The interior has been finished to a high standard and is fully furnished with modern office furniture, including two height adjustable desks, providing a turnkey solution.

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In addition to the private working areas, the suite benefits from a stylish, shared glazed entrance hall, which includes a meeting table and reception desk. A shared internal corridor leads to a modern kitchen and WC facilities, designated exclusively for the ground floor tenant's use.

This property is fitted with CCTV and an intruder alarm system for added security. WiFi and Cat 5 networking with a secure cabinet are also provided, with tenants responsible for their own IT and telecoms costs. The suite is separately metered for electricity, and a service charge based on occupied floor area covers business rates, cleaning, refuse collection, and building insurance.

Five onsite car parking spaces are included in the rent, and additional shared areas are maintained to a high standard. The premises are available immediately, with a minimum lease term of 12 months (negotiable). Please note the rent is subject to VAT.

## Location

Entering Balthane Estate, continue past Athol Garage and take the second right. Proceed past Kingsley Pharmaceuticals and at the end of the road, turn right into Balderton Court where Unit 1C is directly ahead.

## Services

Mains water, electricity, and drainage are connected.

## Possession

On completion of legal formalities.

## Legal Fees

Each party to pay their own legal fees.

## Viewing

Further details and viewing arrangements strictly by appointment through the Agents, Chrystals Estate Agents.



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