

Retail
Development
Industrial
Investment
Office



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TO LET

MODERN INDUSTRIAL UNIT

Unit 53, Balthane Park, Ballasalla,
Isle of Man, IM9 2AX
Annual rental of £6,750 Excl.



- **Area: 750 sq ft**
- **Situated within Balthane Park**
- **Two parking spaces**
- **3 phase power, LED lighting and a roller shutter door with integrated pedestrian entry**

Description

An excellent opportunity has arisen to lease this modern 750 sq ft freehold industrial unit in Balthane Park, perfectly suited to a variety of business needs.

The unit comes with two designated parking spaces and is equipped with three phase power and efficient LED lighting, ensuring it is ready for immediate use. Access is made easy via a convenient roller shutter door with integrated pedestrian entry. Services available for a WC to be installed.

Strategically positioned, the unit offers immediate accessibility and is only a short drive from both the Airport and Douglas, making it ideal for businesses that value convenience and a prime location.

www.chrystals.co.im

Location

Travelling into Ballasalla along the A5, turn left at the roundabout by The Whitestone Inn and continue for a short distance past The Paddocks. Turn left into the Balthane Industrial Estate and take a further left hand turning into Balthane Park where the industrial units can be found on the right hand side.

Services

Mains water and 3 phase power connected.

Possession

On completion of 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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