

Retail
Development
Industrial
Investment
Office



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TO LET INDUSTRIAL UNIT

Unit 7c, Portway, Balthane Industrial
Estate, Ballasalla, Isle of Man, IM9 2AU
Annual rental of £16,000 Excl.



- Area: 2,000 sq ft
- 3 phase electric, roller shutter door and pedestrian door
- Kitchen with breakout area and WC
- Ample parking

Description

An opportunity has arisen to rent a highly versatile industrial unit, perfectly positioned close to Ronaldsway Airport and just 15 minutes from Douglas.

Boasting 2,000 sq ft, this unit offers a spacious warehouse area, kitchen, and WC facilities, providing the ideal space for a wide range of commercial or light industrial operations. The unit features convenient access via a roller shutter door with an adjacent pedestrian entrance, complemented by ample parking at the front.

With three phase electricity installed, this unit is ready to support a variety of business requirements, making it a smart

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choice for growing enterprises seeking a prime location with excellent connectivity.

Location

Balthane Park is conveniently located near Ronaldsway Airport and just 15 minutes from Douglas. From Balthane Industrial Estate in Ballasalla, take the second right after Honda Marine, continue past JCK and Jamies Removals, then turn left opposite Isle of Wraps. The unit can be found on the left.

Legal Costs

Each party to pay their own legal costs.

Services

Mains water, three phase electricity and drainage connected.

Possession

Vacant possession on completion of all legal formalities.

Viewing

Strictly by prior appointment through the Sole Agents, **Chrystals Commercial**.



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