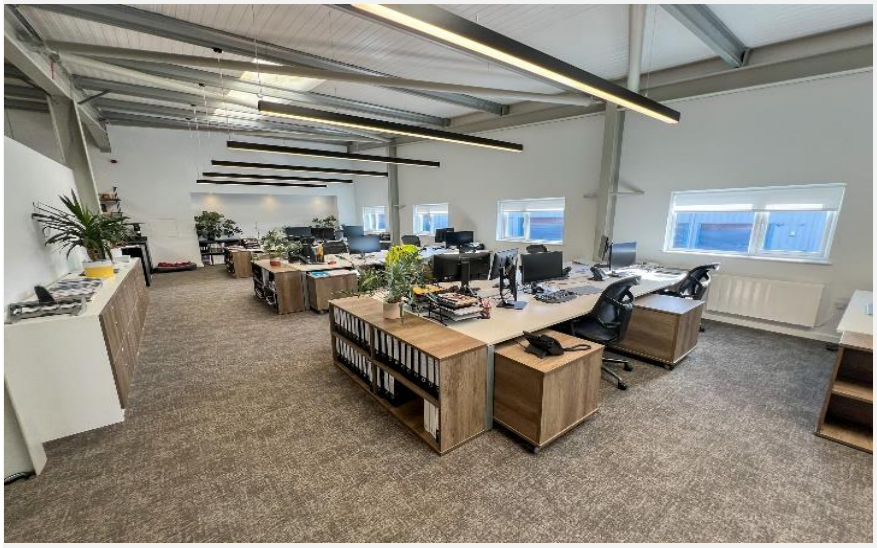
CHRYSTALS
ESTATE AGENTS • VALUERS • SURVEYORS
COMMERCIAL AGENCY

Retail
Development
Industrial
Investment
Office

TO LET
MODERN OFFICE SUITE

First Floor Suite, 1C Balderton Court,
Balthane Industrial Estate, Ballasalla,
Isle of Man, IM9 2AJ
Annual rental of £31,610 Excl.



- **Area: 2,244 sq ft**
- **Modern open plan office suite with partition offices, large meeting room, kitchen, WC's and shower facilities.**
- **Up to 10 parking spaces available**
- **Office furniture included**

Description

An excellent opportunity to lease a modern Grade A first floor office suite within a high-quality business building on the established Balthane Estate. Ideally located close to Isle of Man Airport and 15 minutes from Douglas, the property offers a professional working environment with excellent accessibility and connectivity.

Finished to a high standard throughout, the accommodation provides a flexible and versatile layout suitable for a range of occupiers. The suite comprises a spacious open-plan office area, two partitioned private offices and a dedicated boardroom, providing an ideal combination of collaborative

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Isle of Man, IM2 1SE

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workspace and private meeting facilities. The office is available fully furnished with contemporary office furniture, enabling an incoming tenant to occupy the premises with minimal setup required.

The accommodation also benefits from a modern fitted kitchen complete with dishwasher, two WC facilities and a separate shower room. Electric heating is installed throughout, ensuring a comfortable working environment all year round. The building benefits from networked CAT5 and wifi with dedicated secure network cabinet

Externally, the property benefits up to 10 dedicated parking spaces (2 are with the garage/storage), providing excellent on-site parking for both staff and visitors.

The use of the ground floor reception area (281 ft2) can be included.
There is also an option to rent a separate garage/storage unit extending to 555 sq ft, available at an additional £475 plus VAT per calendar month. This provides valuable ancillary storage or operational space to complement the office accommodation.

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

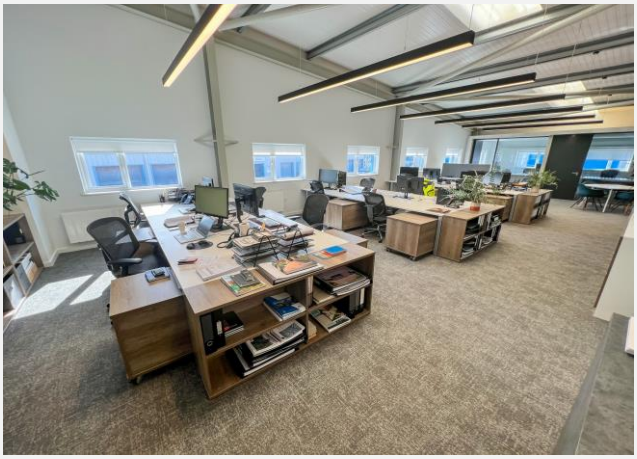
Mains water, electricity, and drainage are connected, Broadband. Monitored security alarm and external CCTV.

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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