

30 Athol Street Douglas Isle of Man, IM1 1JB

Phone 01624 623127
Email info@chapman.im
Web www.chapman.im

# **Industrial**

Industrial units for sale Gross Internal Area 750 sq ft - 1,000 sq ft

## BALTHANE INDUSTRIAL ESTATE, BALLASALLA



For illustration only

#### Location

The premises are located on Balthane Industrial Estate in an attractive setting close to Ronaldsway airport on the South side of Ballasalla, 120 metres off the A5 Douglas Road which links the Islands capital with the airport.

## **Accommodation and prices**

The units can be combined to form larger premises. They have eaves heights of 5m and overall heights of 6.5m.

The floor for each unit comprises a ground bearing reinforced concrete slab with a high quality power floated finish which can accommodate a live floor load of 10kn/m2. The superstructure for each unit is formed by a steel portal frame which is clad with insulated composite cladding with a powder coated finish. The roofs have 10% clear profiles panels for daylighting.

Access to each unit is via steel painted personnel doors and electrically operated insulated roller panels for vehicles (4m / 13'1" clear).

# Block E (launching soon)

Unit 28	1,000 sq ft	£119,950
Unit 29	1,000 sq ft	£119,950
Unit 30	1,000 sq ft	£119,950
Unit 31	1,000 sq ft	£119,950
Unit 32	1.000 sa ft	£119.950

Unit 33	750 sq ft	£	89,950
Unit 34	750 sq ft	£	89,950
Unit 35	750 sq ft	£	89,950
Unit 36	750 sq ft	£	89,950
Unit 37	750 sq ft	£	89,950

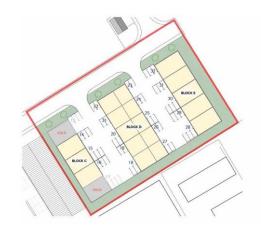
Each 1,000 unit comes with 3 parking spaces. Each 750 sq ft unit comes with 2 parking spaces. Sale prices are exclusive of VAT.

#### Lease

The units are also available to lease. Please contact us for further information.

### Viewing

By appointment with Chapman and Co. Please contact Tom Chapman to arrange a viewing.





All premises are offered subject to contract and availability. These particulars are issued without responsibility on the part of the vendor or lessor and Chapman & Company Ltd and any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes a term of contract or representation upon which any reliance can be placed. Any party with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Chapman & Company Ltd, nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwises unless otherwise stated all prices and rates are quoted exclusive of value added tax (VAT). Any intending purchaser or lessee must satisfy themselves as to the incidence of VAT concerning any transaction.



For illustration only