

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 sq 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.





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