Commercial Dept.
37 Victoria Street
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IM1 2LF

Tel: 01624 611007
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www.deanwood.im
commercial@deanwood.im

**DeanWood Management Limited**

**Ref:1807**

# TO LET - COMMERCIAL
# UNIT 98
# BLOCK M
# BALTHANE PARK
# BALLASALLA

- **Compact Industrial Unit**
- **Approx. 1350 sq. ft.**
- **Established Industrial Park**
- **Ideally Located for transport infrastructure**

## Rent:£12,150pa Plus VAT
## Terms and Conditions Apply

*These particulars are for information purposes and do not constitute or form part of any contract nor should any statement contained herein be relied upon as representation of fact. Neither the vendor nor DeanWood Management Limited (the "firm"), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.*

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## Directions

## Description

This is a steel frame building with steel columns—steelwork is fire protected and in accordance with current Building Regulations. The floor is a ground bearing reinforced concrete slab with power floated finish. High bay luminaires, LED floodlight above the entrance, up and over electric doors 3 phase supply. The approx. area is 1350 sq.ft. 9.25m x 13.60m

## Tenure

Leasehold

## Lease Terms

Three years minimum terms Tenant to pays rates and building insurance which would be invoiced annually for reimbursement to the Landlord.

## Rates & Services Charges

Rates and insurance premium to be confirmed.

## Services

Mains water supply with bib tap is provided and the Landlord intends to put in an enclosed toilet facility, drainage system and electricity.

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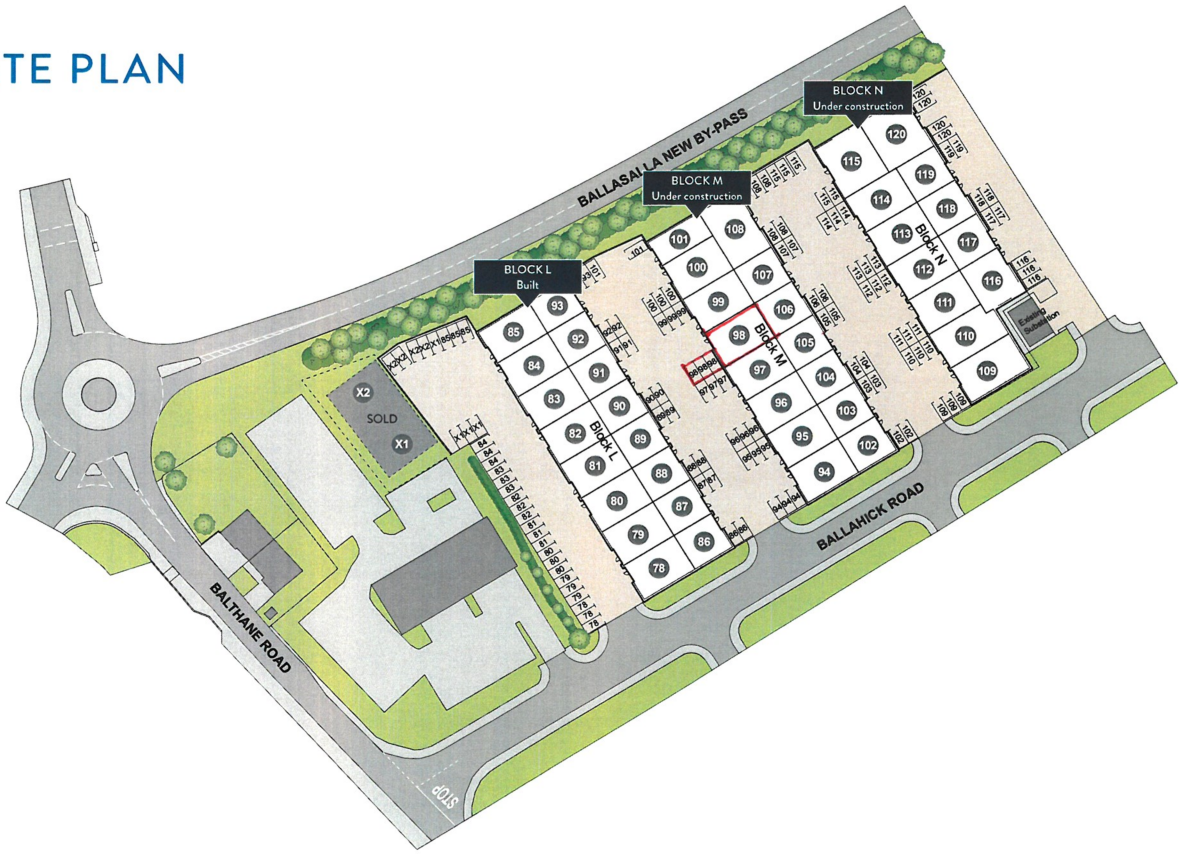
## SITE PLAN