

Commercial Dept.
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DeanWood
Management
Limited

Ref: 1804



FOR SALE
UNIT No 42 BLOCK F
BALTHANE PARK
BALTHANE INDUSTRIAL ESTATE
BALLASALLA

- **Popular and Well Established Industrial Estate**
- **Ideal South Location with Excellent Communication Links**
- **Fitted Out to Extremely High Internal Specification**
- **Must Be Viewed to Appreciate Content & Versatility**
- **Approx. 1500 sq. ft. Plus 500 sq. ft Mezzanine & Office 315 sq. ft.**

PRICE: £295,000 PLUS VAT

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Location

Located adjacent to Ronaldsway Airport and approx. 15 minutes from Douglas the islands main business and retail town and situated in the small village of Ballasalla.

Description

Balthane Park accommodates a wide spectrum of commercial entities both corporate and light industrial. It is a well developed and managed industrial estate with attractive landscaped environment.

The sub structure consists of reinforced concrete pad foundations and mass concrete footings. The unit has a three phase supply and mains water and electricity connected. The unit has well designed toilet and small ancillary kitchen facility.

The unit is approx. 1500 sq. ft in addition a mezzanine floor of approx. 500 sq. ft. with a fully fitted office approx. 315 sq. ft all areas benefit from the high internal specifications which the owner has invested a considerable amount of money and this is evident on the quality fixtures and fittings offering potential use by a discerning individual or specialist business operation but of course open to numerous versatile potential.

The unit must be seen to appreciate the internal layout and high specification that is on offer and a rare opportunity to acquire such an outstanding spacious and thoughtfully configured unit.

The unit is allocated three designated car parking spaces immediately outside the unit.

Tenure

Freehold

BALTHANE PARK | BALLASALLA

SITE PLAN

BLOCK D (COMPLETE)

- Units 23-27 - 750 sq.ft.
each with 2 car parking spaces.

BLOCK E (UNDER CONSTRUCTION)

- Units 28-32 - 1,000 sq.ft.
- Units 33-37 - 750 sq.ft.
each with 2 car parking spaces.

BLOCK F (UNDER CONSTRUCTION)

- Units 38-42 - 1,500 sq.ft.
each with 3 car parking spaces.



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