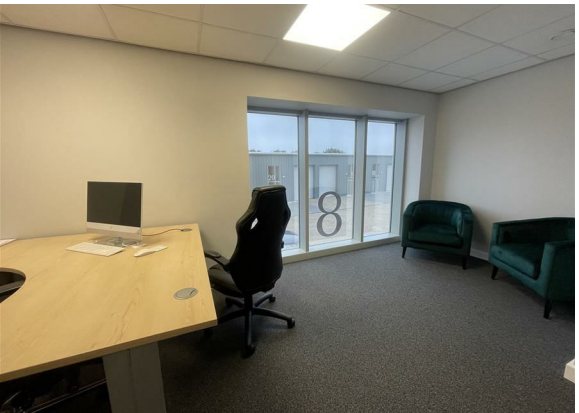
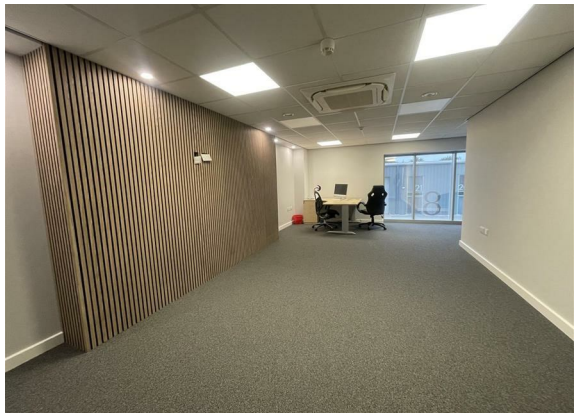


0 Bed
Industrial Unit
located in

£469,950







Unit 8 Trafalgar Park
Ballasalla
IM9 2RA

FOR SALE – MODERN OFFICE & WAREHOUSING UNIT
• Location: Trafalgar Park, Balthane Estate
• Price: £469,950 + VAT
• Total Area: Approx. 4,000 sq ft
• Ground Floor: 2,130 sq ft
• Mezzanine & Office: Circa 1,870 sq ft
Key Features:
• Modern, purpose-built commercial unit
• Fully fitted out to a high standard
• Office with floor-to-ceiling glazing
• Modern grey gloss fitted kitchen/breakout room
• Contemporary WC facilities
• Warehousing accommodation
• Electric roller shutter door to rear
• Three-phase electricity
• Air conditioning and mechanical ventilation
• Electric heating
• Three-phase EV charger
• CAT 6 cabling
• Suspended ceilings with LED lighting panels
• Full-height glazed frontage
• Four parking spaces to the front, plus two additional adjacent spaces
Location Benefits:
• Attractive, high-end gated development
• A couple of minutes from the Airport
• Approximately 15 minutes from Douglas town centre

DESCRIPTION
Unit 8 Trafalgar Park – GIA 2,130 sq ft

LOCATION
Travelling towards Ronaldsway Airport from Douglas turn left at The Whitestone roundabout, continue over the train tracks and left right into the Balthane Industrial Estate, take the first turning right and the next right where Trafalgar Park entrance is at the end with clear signage.

ACCOMMODATION
Ground Floor 2,130 sq ft – Glazed doors into entrance lobby, kitchen/breakout room & WC and warehouse.
1st Floor Mezzanine 1,870 sq ft – Office.

OUTSIDE
6 allocated car parking spaces for unit 8.

The common area will be split between the freehold owners via a service charge deed. There will be an annual Estate service charge for the maintenance and upkeep of these areas. RESTRICTIONS ON USE
There is a restriction that no vehicle repair or vehicle sale businesses can operate from the units.









Unit 8 Trafalgar Park, Ballasalla, IM9 2RA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IVECO

DIRECTIONS

CONTACT

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EPC Rating:
Council Tax Band: