

Retail  
Development  
**Industrial**  
Investment  
Office



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# FOR SALE

## INDUSTRIAL WAREHOUSE WITH ADJOINING LAND

Former Falcon Engineering Building and  
Land, Ballasalla, IM9 2AW  
**Offers in the region of £650,000**



- Overall site area: 1.47 acres
- Gross floor area: 15,263 sq ft
- Adjacent land size: 0.68 acres
- Development potential
- Excellent parking provision
- Loading bay and three roller shutter doors

### Description

A unique freehold opportunity to purchase a warehouse with office accommodation and adjacent land on Ronaldsway Industrial Estate.

Overall site area is 1.47 acres. The unit benefits from two large factory areas, loading bay, three roller shutter doors, office accommodation and an excellent parking provision. The adjoining 0.68 acre of land offers further development opportunities, subject to planning consents.

The unit is in need of renovation and the site would lend itself to complete redevelopment if preferred. Limited asbestos is present in some areas as detailed in the report provided by the vendor's advisors.

## Location

Travelling along the A5 towards Castletown, turn right on the roundabout and continue past the Sefton. Follow the road and take your first left where the warehouse can be seen immediately on your right.

## Accommodation

Gross floor area: 15,263 sq ft  
Adjacent land area: 0.68 acre

2 factory floor areas  
12 cellular rooms  
2 WC facilities  
2 kitchens  
2 mezzanine offices

## Parking

Excellent parking provision surrounding property.

## Services

Mains water, electricity, drainage, oil and telephone installed.

## Possession

On completion of legal formalities.

## Legal Costs

Each party to pay their own legal costs.

## Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.

