

BALTHANE PARK

INDUSTRIAL UNITS FOR SALE

BALLASALLA, ISLE OF MAN

FROM 910 - 1,350 SQ.FT.

BLOCK L

 dandara

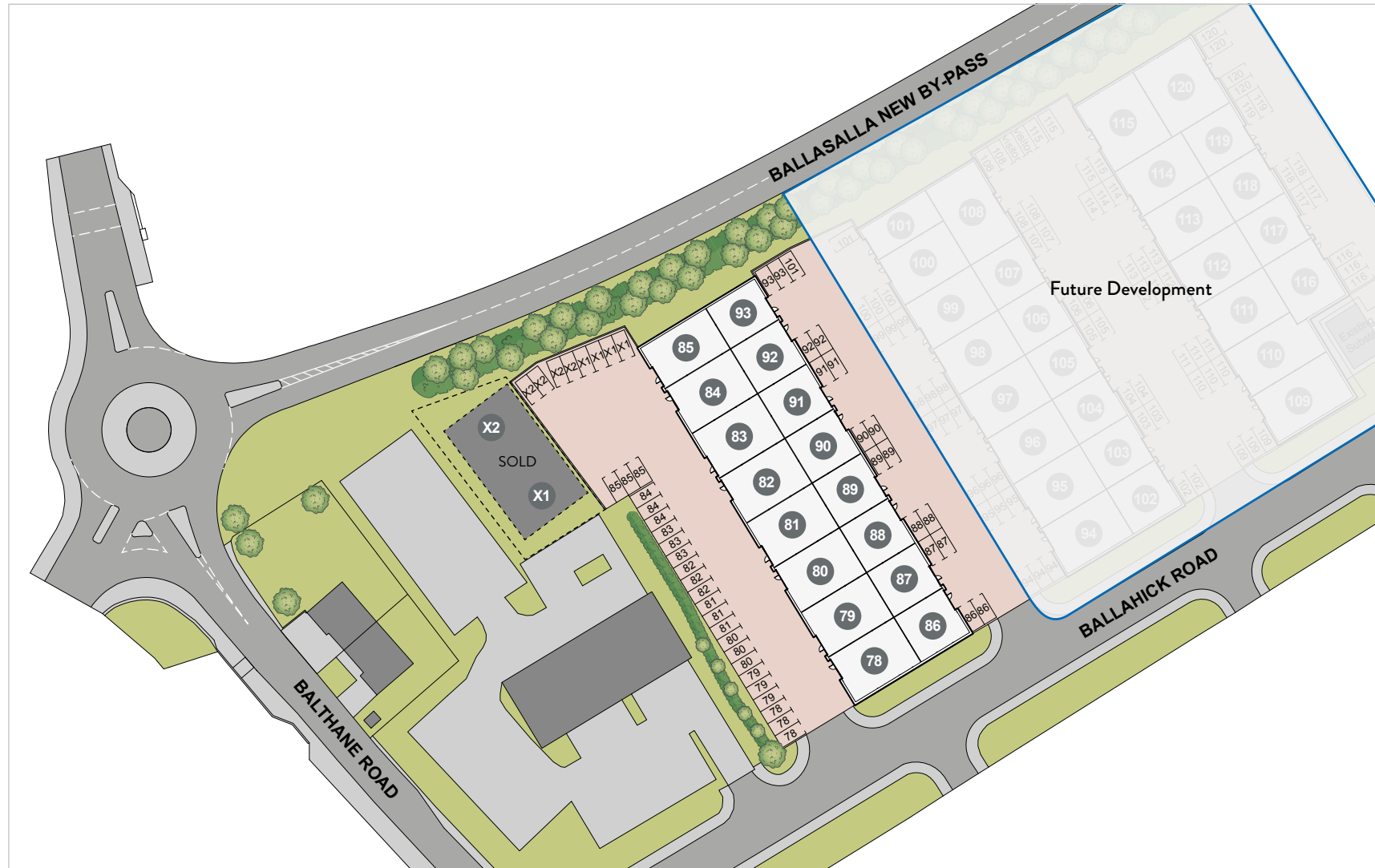
BALTHANE PARK

The next phase at Balthane Park will provide a further 16 industrial units. Units range in size from 910 - 1,350 sq.ft and can accommodate a wide spectrum of general industrial uses (class 2.3) and/or storage and distribution (class 2.4).

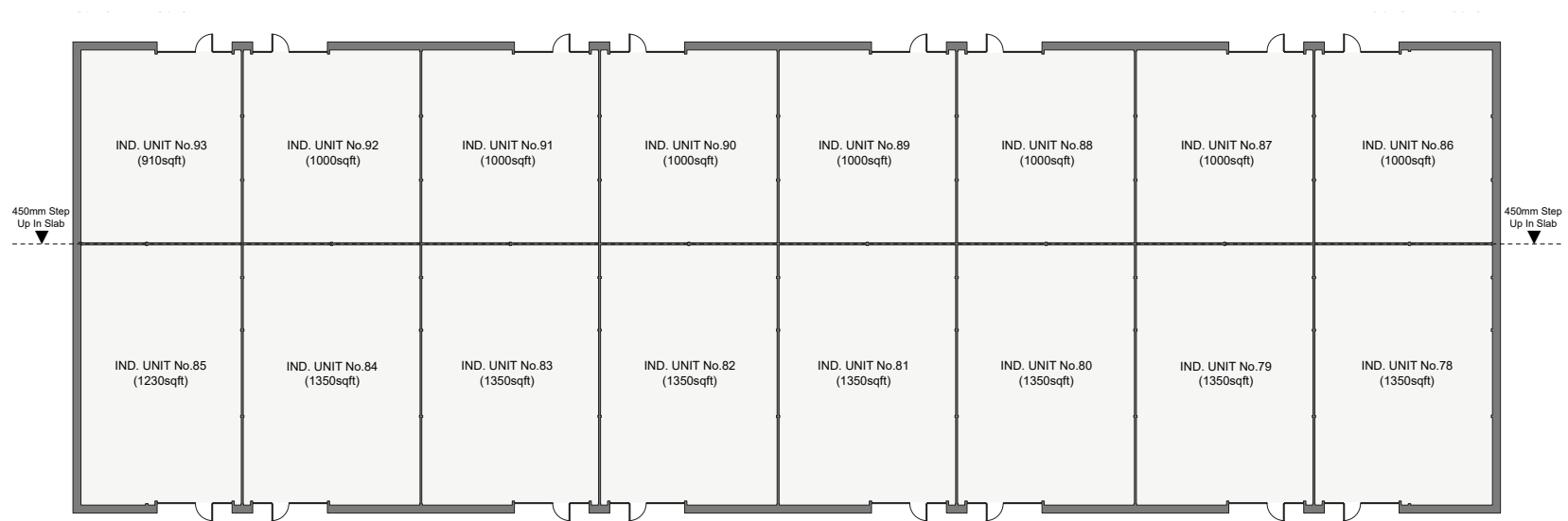
Balthane Park is ideally located close to Ronaldsway Airport and only 19 minutes from the centre of Douglas - the Island's business and retail capital.



SITE PLAN



FLOOR PLAN BLOCK L



Units 78-84

1,350 sq.ft

Typical unit size

9.25m x 13.60m

Unit 85

1,230 sq.ft

8.40m x 13.60m

Unit 86-92

1,000 sq.ft

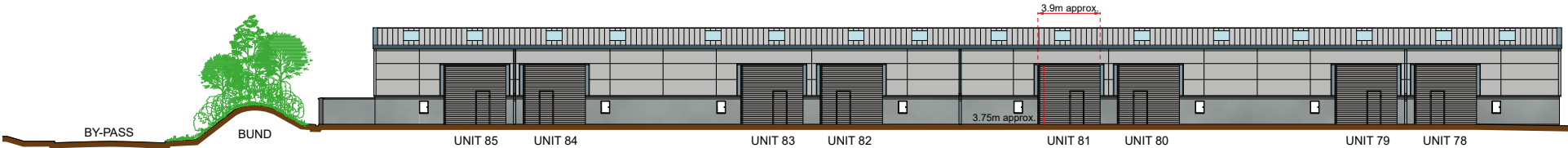
9.25m x 10.10m

Unit 93

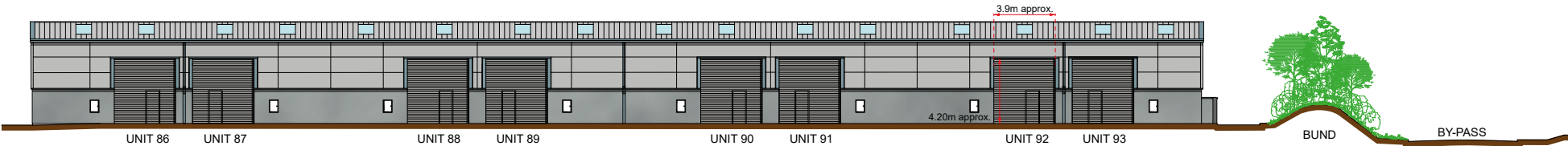
910 sq.ft

8.40m x 10.10m

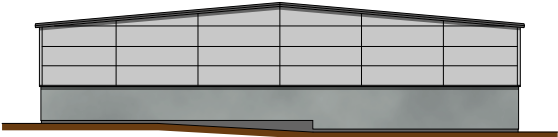
ELEVATIONS BLOCK L



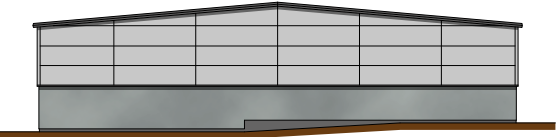
South West Elevation



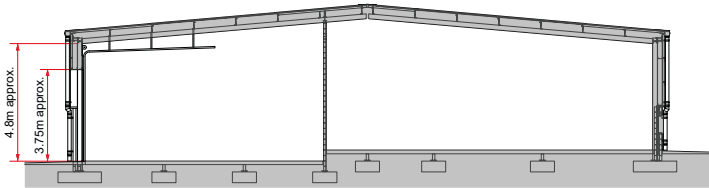
North East Elevation



South East Gable Elevation



North West Gable Elevation



Typical Section

SPECIFICATION

STRUCTURE

Substructure

The sub-structure consists of reinforced concrete pad foundations and concrete strip footings. The floor is a ground bearing reinforced concrete slab with power floated finish.

Super-structure

Steel frame with steel columns. Steelwork is fire protected in accordance with current Building Regulations.

Roof Structure

The roof structure consists of steel purlins attached to the main steel frame.

Design Criteria

The ground floor slab is designed to accommodate a live floor load of 10 kn/m². The dead weight of the structure includes for the self-weight of all building materials, mechanical and electrical services and finishes.

EXTERNAL FINISHES

External Walls (up to 2.25m)

Insulated cavity wall construction, rendered and painted externally, pointed internally.

External Walls (above 2.25m)

Powder coated insulated composite cladding panels above.

External Doors/Screens

Electrically operated insulated sectional overhead door with integral pedestrian door.

Roof Coverings

Pitched roof clad with composite insulated roof panels with polycarbonate roof lights.

External Hardstandings

Concrete block pavements with concrete kerbs.

External Soft Landscaping

Soft landscaped areas will be seeded. Land adjacent to the bypass will be planted with trees and hedging.

INTERNAL FINISHES

Internal Walls

100mm concrete blockwork pointed. Full height blockwork party walls between the units.

Ceilings

No ceilings are provided.

MECHANICAL & ELECTRICAL INSTALLATION

Internal Lighting

High-bay discharge luminaires.

External Lighting

LED floodlight above the entrance, controlled by timelock/ photocell with manual override.

Emergency Lighting

Emergency lighting installed in accordance with BS 5266 and current Building Regulations.

Small Power

3 phase supply. Distribution board for small power. Power supply to sectional overhead door

Ventilation

Ventilation has not been provided.

Security

Security has not been provided.

Heating

Heating has not been provided.

Other Services

A mains water supply with bib tap is provided to each unit. A telecoms duct is provided to each unit. A capped foul drain is provided to enable the unit to be connected to the foul drainage system.



Isle of Man Business Park, Cooil Road, Braddan, Isle of Man, IM2 2SA

Tel: +44 (0) 1624 615000 Mobile: +44 (0) 7624 301730 Email: iomcommercial@dandara.com Visit: dandara.com

DISCLAIMER: The information and images contained in this document are intended to convey the concept and vision for 'Balthane Park'. They are for guidance only and do not necessarily represent a true and accurate depiction of the finished product. This brochure does not form part of any contract nor does it form any representation or warranty in relation to the Developer, its Employees, Agents or to 'Balthane Park'. Whilst these particulars are believed to be correct, their accuracy cannot be guaranteed as during the course of construction there may have been some variation to them. Purchasers are given notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements made in these particulars are made without responsibility on the part of the agent or the developer. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intended purchaser or tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The developer does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Dandara Commercial Limited or any part of it. 6. The selling agent does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Dandara Commercial Limited or any part of it. 7. All photography, drawings and other images are indicative only.