

# Balthane Park

Ballasalla, Isle of Man

## The only freehold multi-purpose industrial units available on the Isle of Man

### An investment in your future

Enjoy the benefits of working from a first-class location adjacent to Ronaldsway Airport and just 15 minutes from Douglas, the island's capital.

The Balthane Park industrial estate is set in an attractively landscaped 10 acre site, ideally suited to a broad spectrum of businesses from commercial and retail through to engineering and light industrial.

Each unit provides 1,500sq.ft. of space. The overall height is 7m with an eaves height of 5m.

Our architectural team can also work with you to create a layout that meets your specific requirements.

Balthane Park offers exceptional value for leaseholders, owner-occupiers and investors alike.

#### Key benefits

- Convenient location to Airport, Freeport and south of the island
- Flexible design
- Attractive parking provision
- Attractive landscaped environment
- Competitively priced



Electrically-operated roller panels with steel painted personnel doors



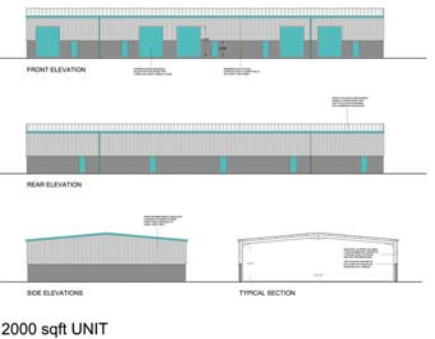
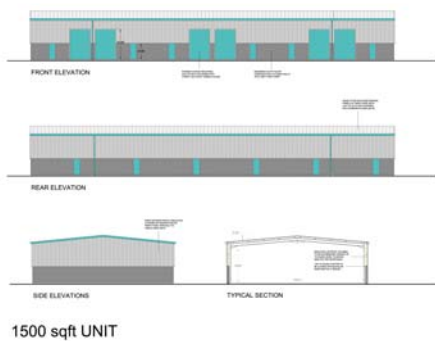
External hardstandings of concrete pavior finish, fully kerbed edges and drained to storm system

Steel super-structure with reinforced concrete pad foundations and mass concrete footings

Balthane Park the key benefits

prices from £164,500 + VAT per unit

# Schematics



Block A	AREA sq.ft	Price £	Status
Unit 1	11500	-	SOLD
Unit 2	1500	164,500	Available
Unit 3	1500	164,500	Available
Unit 4	1500	164,500	Available
Unit 5	1500	164,500	Available
Unit 6	1500	164,500	Available

Block B	AREA sq.ft	Price £	Status
Unit 7	1500	-	SOLD
Unit 8	1500	-	SOLD
Unit 9	1500	164,500	Available
Unit 10	1500	-	SOLD
Unit 11	1500	164,500	Available
Unit 12	1500	-	SOLD

Anticipated rental value  
£6.25 - £6.75 per sq.ft.



# Technical Specification

The flexible design allows units to be split into individual units of 1,500sq.ft. Specific design requirements will be developed to suit the needs of individual clients.

- **Super-structure**  
Steelwork portal frame
- **Roof-structure**  
formed with steel purlins off the main portal frame
- **Sub-structure**  
Reinforced concrete pad foundations and mass concrete footings. Floors are designed to accommodate a live floor load of 10 kn/mC with a high quality power floated finish
- **External doors/screens**  
Electrically operated insulated roller panels with steel painted personnel doors
- **Small power**  
3-phase supply to main door; distribution board for small power
- **Other services**  
Mains water supply  
Capped tail to foul drainage system
- **External hard standings**  
Concrete pavior finish with fully kerbed edges drained to storm system



for more information

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Pictures indicative only. Information correct at time of going to press (SEP08).

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