

Middle Farm

Braddan, 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 new and convenient location, which will become a focal point for commerce and light industry on the outskirts of Douglas, the island's capital.

The Middle Farm commercial estate occupies a convenient location on the outskirts of Douglas and is just 15 minutes from Ronaldsway Airport.

The development is ideal for a wide range of businesses from commercial and retail through to engineering and light industrial.

Each of the 20 units provides 1,500sq.ft. of space, and the flexible design means that multiple units can be combined to create a total area of 7,500sq.ft. Our architectural team can also work with you to create a layout that meets your specific requirements.

Middle Farm offers exceptional value for leaseholders, owner-occupiers and investors alike.

Key benefits

- Convenient location to Capital, Ferryport Et Service Parks
- Flexible design
- Attractive parking provision
- Attractive landscaped environment
- Competitive prices



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

Similar units by Developer

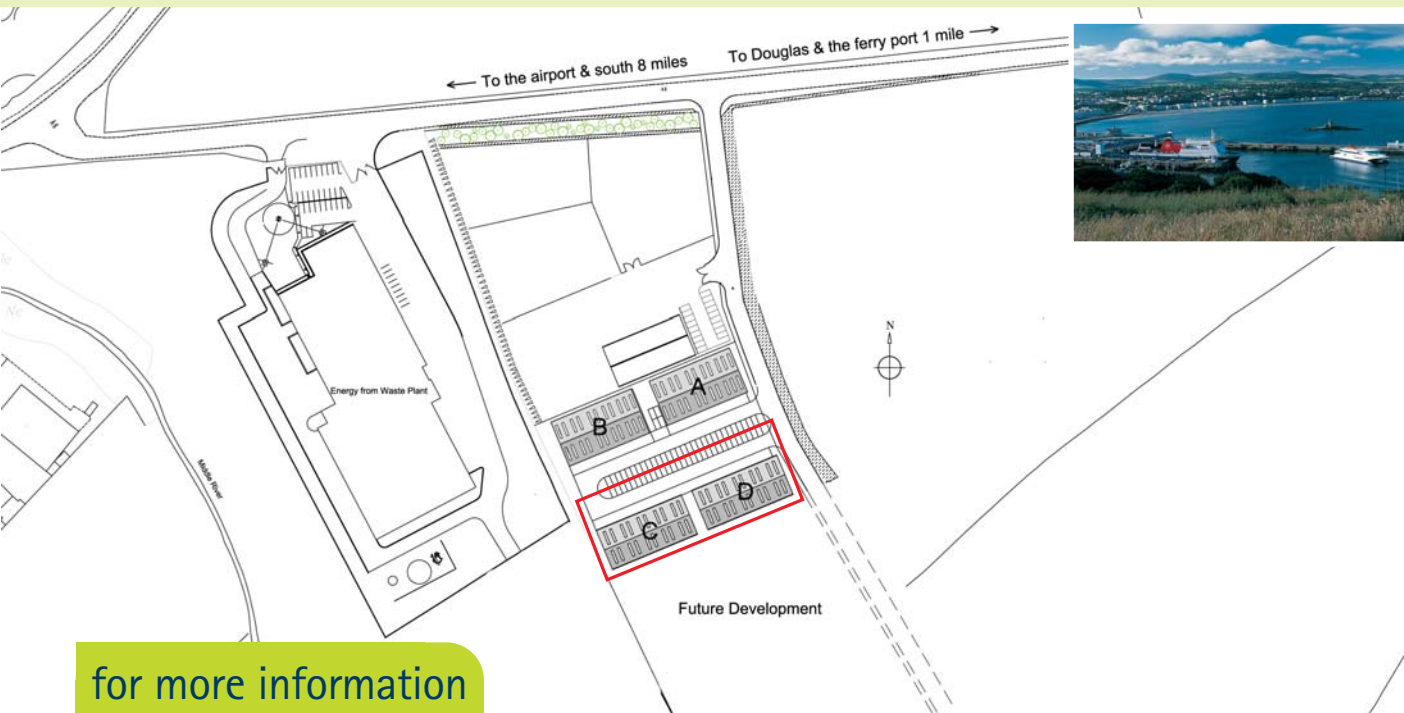
Middle Farm the key benefits

prices from £195,000 + VAT per unit

Schematics



Site consists of 20 units,
of 1500 sq.ft.
in 4 blocks of 5 units
£195,000 + V.A.T. per unit
or £950,000 + V.A.T.
block of 5 units
Anticipated rental value
£7.25 - £7.75 sq.ft.



for more information

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

Technical Specification

The flexible design allows units to be split into individual units of 1,500sq.ft. or any larger combination as required up to a maximum of 7,500sq.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 with bib tap provided
Capped tail to foul drainage system
- **External hard standings**
Concrete pavior finish with fully kerbed edges drained to storm system

 **dandara**
commercial limited