

New Business Park Premises

FOR SALE

1,400 AND 1,722 sq ft approx (can be joined for larger units)

EDEN BUSINESS PARK COOIL ROAD, BRADDAN



Location

Eden Business Park is located on Cooil Road, which leads off the main road linking Douglas to the Airport.

Description

Eden Park is an innovative and contemporary business park. The units will have exceptional levels of environmental efficiency, build quality and design which has not previously been provided on the Isle of Man. The scheme comprises 4 blocks, A – D. A site plan showing the location of the blocks is provided overleaf.

Specification of units

The specification includes steel portal frames with insulated cavity masonry with a facing brick outer leaf. Above the cavity wall, the external walls will be constructed in metal insulated cladding panels. The roof will be an insulated metal profiled roofing system with large sky lights to maximise natural daylight. Each unit will be fitted with a 3m x 4.5m insulated roller shutter door. The units within blocks A & B will have potential for the inclusion of a mezzanine floor with good levels of daylight provided via double height glazing at the front.

Each unit will have a WC and services for a kitchenette.

A detailed specification for individual units along with details on potential mezzanine floors are available upon request.

Services

Mains services into the buildings to include 3 phase electrical supply, gas, water, drainage and data.

Car Parking

Each block will have allocated car parking spaces and unallocated visitor's spaces. Parking allocation for specific units is available upon request.

Units, Floor Areas (GIA approx) and Sale Prices (ex VAT)

Block A

A1	1,722 sq ft	SOLD
A2	1,722 sq ft	SOLD
A3	1,722 sq ft	SOLD
A4	1,722 sq ft	SOLD
A5	1,722 sq ft	SOLD
A6	1,722 sq ft	SOLD

Block B

B1	1,722 sq ft	SOLD
B2	1,722 sq ft	SOLD
B3	1,722 sq ft	SOLD
B4	1,722 sq ft	SOLD
B5	1,722 sq ft	SOLD
B6	1,722 sq ft	SOLD

Block C

C1	1,400 sq ft	SOLD
C2	1,400 sq ft	£235,999
C3	1,400 sq ft	SOLD
C4	1,400 sq ft	SOLD
C5	1,400 sq ft	SOLD
C6	1,400 sq ft	SOLD

Block D

D1	1,400 sq ft	SOLD
D2	1,400 sq ft	SOLD
D3	1,400 sq ft	SOLD
D4	1,400 sq ft	SOLD
D5	1,400 sq ft	SOLD
D6	1,400 sq ft	SOLD

Units can be interlinked internally to provide larger premises.

Tenure

Units are available to purchase on 999 year leases.

A ground rent is payable together with a service charge for the maintenance of the exterior of the units and landscaped areas.

Viewing

Please contact our office to make an appointment.

Photos

Location



Site Plan



Blocks A & B



Blocks C & D



All premises are offered subject to contract and availability. These particulars are issued without responsibility on the part of the vendor or lessor and Chapman & Company Ltd and any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes a term of contract or representation upon which any reliance can be placed. Any party with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Chapman & Company Ltd, nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. Unless otherwise stated all prices and rates are quoted exclusive of value added tax (VAT). Any intending purchaser or lessee must satisfy themselves as to the incidence of VAT concerning any transaction.