

EDEN

BUSINESS
PARK

INNOVATION AND DESIGN

LAST UNIT
REMAINING

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AT THE HEART OF LOCAL AND INTERNATIONAL BUSINESS

The Eden Business Park is the most innovative and exciting business park to be developed on the Isle of Man, setting new standards of environmental efficiencies, build quality and design.

Set on the outskirts of the Island's capital Douglas, Eden Park is set on the southern side of the commercially important Cooil Road estate and is minutes from the City and business centre but with easy access to both sea and air transportation links. For new and existing businesses, Eden Park offers the opportunity to site their business in a prime location.

The design of the Phase 1 business units detailed in this brochure is strikingly different to traditional light industrial developments and incorporates the latest in energy efficiency and environmentally sound building practices. Not only will this help mitigate rising fuel costs but it will also make a powerful statement to businesses customers.

BLOCK B & A



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BLOCK D

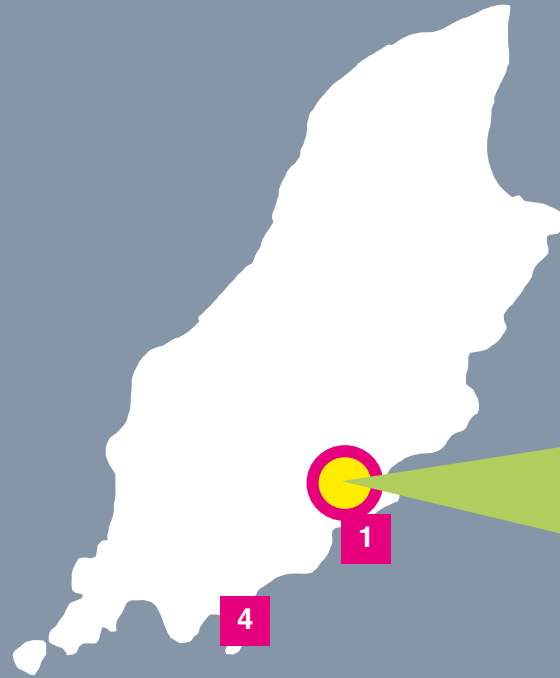


BLOCK D & C

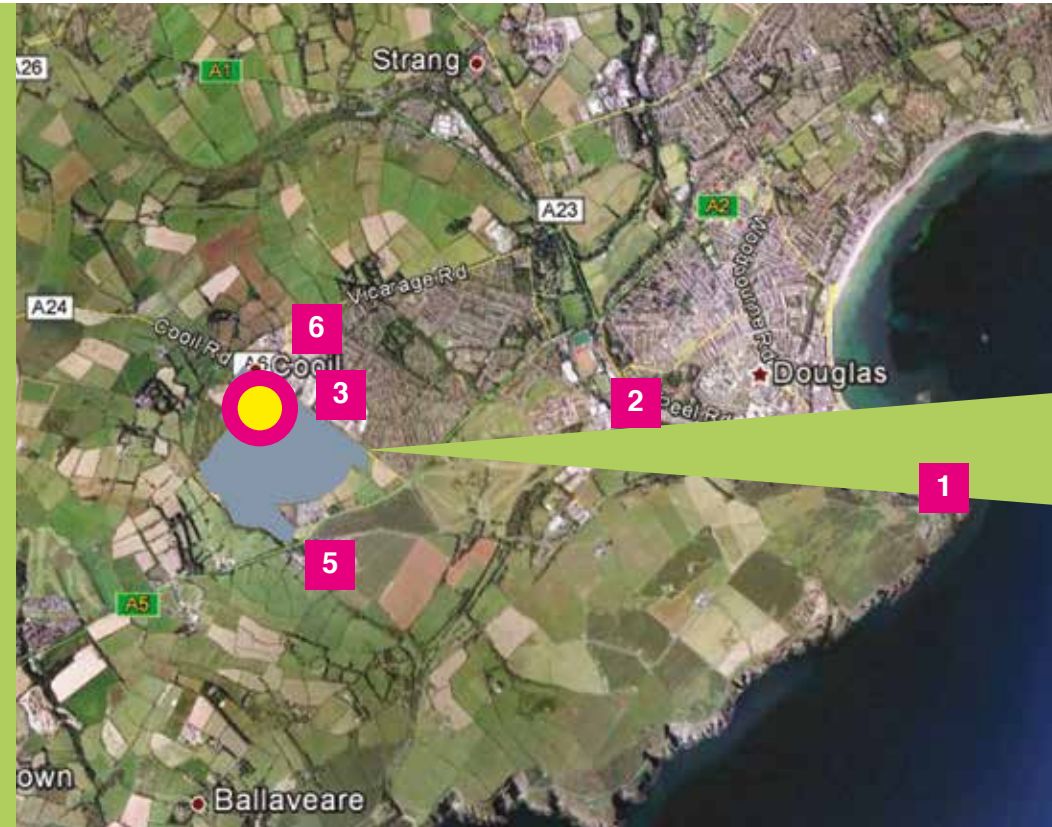


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SITE LOCATION & PLAN



- 1 DOUGLAS HARBOUR AND SEA TERMINAL
- 2 POWER STATION
- 3 COOIL ROAD AND BUSINESS PARK
- 4 RONALDSWAY AIRPORT
- 5 ENERGY FROM WASTE PLANT
- 6 IOM BUSINESS PARK

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*SUBJECT TO PLANNING



PHASE 1:
UNIT PLAN

BLOCK
D

BLOCK
C

Approximate internal
dimensions per unit:

- BLOCK C & D
- 25.7" x 57.5"



PRICE LIST



BLOCK C & D

Unit No.	sq ft (net)	Optional First Floor Mezzanine available (not included in price)	Sale Price	Allocated Parking Spaces	Unallocated Visitor Parking Spaces
C1	1400	Yes	SOLD	5	8 shared visitor spaces
C2	1400	Yes	SOLD	5	
C3	1400	Yes	SOLD	5	
C4	1400	Yes	SOLD	5	
C5	1400	Yes	SOLD	5	
C6	1400	Yes	SOLD	4	
D1	1400	Yes	SOLD	4	8 shared visitor spaces
D2	1400	Yes	SOLD	5	
D3	1400	Yes	SOLD	5	
D4	1400	Yes	£225,000	5	
D5	1400	Yes	SOLD	5	
D6	1400	Yes	SOLD	5	

Rates 15/16: £438.60 per unit

999 year Leasehold | £250 ground rent per unit included in service charge (See page 12 - 13) | First floor not included in price | All prices are plus VAT

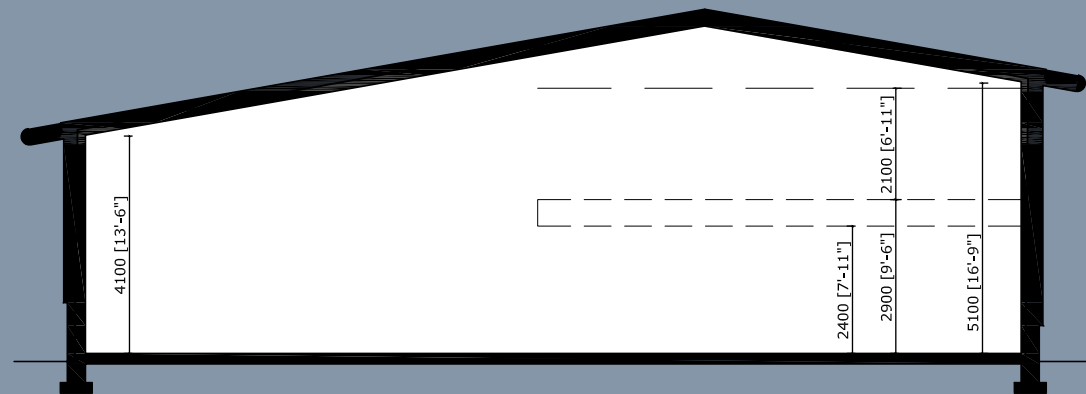
Prices correct at time of going to print, Eden Park business pricing is to be taken as correct over estate agents that may not have updated pricing.

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BLOCK C & D

Typical section through



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ACCOMMODATION

The development consists of 24 no. units, grouped into 4 Blocks.

Block A	6 units x 160sqm (1722sqft) gross ground floor area with provisions for a future mezzanine of 70sqm (760sqft)
Block B	6 units x 160sqm (1722sqft) gross ground floor area with provisions for a future mezzanine of 70sqm (760sqft)
Block C	6 units x 130sqm (1400sqft) gross ground floor area
Block D	6 units x 130sqm (1400sqft) gross ground floor area

SANITARY PROVISIONS

- A single WC is provided for each unit which can be adapted for disabled use together with services connection for a kitchenette to be installed by the tenant.
- Each unit is provided with an electric instantaneous water heater to provide hot water to taps.

SERVICES

- Mains services are brought into the building including electrics, gas, water, drainage and telecommunication duct infrastructure.
- Artificial lighting within units is provided by fluorescent luminaires with prismatic diffusers to achieve standard lighting levels.
- A basic general power and lighting system is installed in accordance with the latest edition of BS7671 Wiring Regulations. Each Unit has its own metered electricity supply. A 3 phase electrical supply is provided to each unit. The tenant is permitted to adapt the services system within their unit subject to approval from the landlord.
- Units are not provided with heating system but could be installed by the landlord by negotiation. This is to maintain maximum flexibility of unit layout.
- Each unit is fitted with a basic fire alarm system prior to occupancy. Upon occupancy, tenants are responsible for upgrading /modifying the fire alarm to suite their specific unit layout.
- An external lighting system is installed to maintain a minimum lighting level in accordance with CIBSE Guide for lighting LG6. The system consists of a mixture of column and building mounted luminaires. Tenants can provide additional lighting around their units, at their own costs and subject to approval.

EXTERNAL WORKS

- Car parking areas and pedestrian foot paths are in concrete paviers. Each unit is provided with 4 no. car parking spaces.
- All hard paved areas are drained.
- Features leafy & feature landscapes.

APPROVED USES

The development has planning approval for all of the following uses:

Class 5 Research and Development, Light Industry

(a) for research and development of products or processes, or (b) for any industrial process, being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

The Landlord's aim is to maintain a high quality business environment to the benefit of all occupants. Whilst some proposed uses may not strictly be in accordance with the above description, the planning department may be amenable to a planning application to accommodate these uses. Planning application for alternative uses should not be submitted without the Landlord's agreement.

SERVICE CHARGES



Expense Description	Service Charge for Blocks C & D Per Unit*
Common Area Lighting	£93.42
Refuse	£56.05
Insurance	£224.22
Security & CCTV	£186.85
Landscaping	£355.01
Roofing / Guttering Cleaning / Repairs	£93.42
Car Park Cleaning	£37.37
Signage Maintenance	£18.68
Maintain Sewage Plant	£93.42
Accountancy & Secretary Fees	£74.74
General Maintenance	£93.42
Sinking Fund	£205.53
Collection of Ground Rents	£224.22
Estimated Annual Expenditure	£1,756.35
Management Fees (10%)	£175.64
Total Expenditure (with management fee)	£1,931.99 Per unit

Estimated Annual Rates Per Unit**	
Block C	£438.60
Block D	£438.60

**Total of 6 units per block

*Annual estimate for 2015/16, including VAT

Timber Cladding Maintenance of £3K per year added to sinking fund proposed works every 5 Years Total Cost of £15K

DISCLAIMER: This brochure has been published before construction work has been finalised and is designed to be illustrative of the development. Whilst these particulars are believed to be correct, their accuracy cannot be guaranteed and during the course of construction there may be some variation to them. Purchasers and tenants 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 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 Eden Park Development 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 Eden Park Development Limited or any part of it. 7. Any illustrations are indicative only.



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