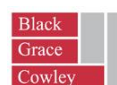


Isle of Man Government

Employment Land Review: Appendix 1A Employment and Office Land Availability



East Employment Land 2014

Land currently designated for Employment Use on the relevant Local Plan							
Site No.	Description	Size of Overall Site (ha)	Size of Available Site (ha)	Development Plan	Land Designation	Occupation Level	Notes
Braddan							
Res	Residential development adjacent to Isle of Man Business Park	0.00	0.00	Braddan Local Plan 1991	Mixed Use (Ind. / Science-based Ind. / Res. / Landscaping / School)	Developed as residential	Part of a wider area zoned for Mixed Use (including Industrial) but developed as Residential, so not included
PS	Ballacottier Primary School, Clybane Road (adjacent to the Isle of Man Business Park)	0.00	0.00	Braddan Local Plan 1991	Mixed Use (Ind. / Science-based Ind. / Res. / Landscaping / School)	Developed as a Primary School	Part of a wider area zoned for Mixed Use (including Industrial) but developed as a School, so not included
1A	Isle of Man Business Park	13.22	0.00	Braddan Local Plan 1991	Mixed Use (Ind. / Science-based Ind. / Res. / Landscaping / School)	Developed as predominantly industrial	
1B	Isle of Man Business Park	3.05	2.59	Braddan Local Plan 1991	Mixed Use (Ind. / Science-based Ind. / Res. / Landscaping / School)	Vacant site	04/00790/B expired for the erection of a corporate headquarters office building on 0.4 ha of site. The site is subject to a covenant which restricts development to offices use as corporate HQ's, as referenced at the CRDO Inquiry. The site is unlikely to be developed for industrial purposes. 13/91058/B - Erection of office building for use as corporate headquarters with car parking and landscaping (0.46ha of site) - Approval implemented.
1C	Isle of Man Business Park	1.02	0.00	Braddan Local Plan 1991	Mixed Use (Ind. / Science-based Ind. / Res. / Landscaping / School)	Developed as industrial	05/01686/B for 2 offices & 7 light industrial units, plus 41 dwellings (dwellings on adjacent site)

Land currently designated for Employment Use on the relevant Local Plan

1D	Fields 521888 & 521895, Isle of Man Business Park	1.10	0.25	Braddan Local Plan 1991	Mixed Use (Ind. / Science-based Ind. / Res. / Landscaping / School)	Field 521888 developed as office building. Most of field 521895 has planning permission for office buildings.	Field 521888 (0.23 ha) - 10/00749/B & 11/00381/B complete for office building. Field 521895 (0.87 ha) - 10/01676/B, 11/00169/B, 11/00170/B permitted for office buildings, but not yet implemented. Also, 13/00555/B - Erection of twelve industrial and/or warehousing & distribution units & 13/91117/B - Erection of fourteen industrial and/or warehousing & distribution units. The later approval has been implemented (0.62ha). 0.3ha's of the site is restricted to office development by covenant.
1E	Isle of Man Business Park	0.37	0.00	Braddan Local Plan 1991	Mixed Use (Ind. / Science-based Ind. / Res. / Landscaping / School)	Developed as industrial	07/00963/B & 08/01417/B approved & implemented for industrial / retail / warehouse units
2A	Spring Valley Industrial Estate	10.52	0.00	Braddan Local Plan 1991	Predominantly Industrial	Developed as industrial	
2B	Spring Valley Industrial Estate	0.78	0.00	Braddan Local Plan 1991	Predominantly Industrial	Developed as retail	08/02135/A & 10/01384/REM permitted to demolish existing industrial unit (vacant) & erect 2 retail units
3	Ballakinnish Nurseries	4.10	4.10	Braddan Local Plan 1991	Market Garden	No longer used as a nursery. Site now includes a dwelling & vacant land (nursery buildings have been demolished)	The site was sold in 2007 & the company are currently located in Spring Valley Industrial Estate, with the long term goal to build a new nursery on a different site. Planning Application 14/00689/C seeking approval for a change of use of site from a former market garden to use for the storage of construction materials (retrospective). Pending consideration as at 30th June 2014. The site is in Government ownership. The future of the site will need to be reviewed as part of the Area Plan for the East. It is unlikely to come forward in the short term, but may have some potential as employment land in the medium to long term so the site has therefore been included in the figures.
4	Snugborough Trading Estate	12.27	0.00	Braddan Local Plan 1991	Predominantly Industrial	Developed as industrial	11/01479 - Erection of an industrial unit consisting of four bays with offices, Unit 42. 13/00386/B approved for the erection of seventeen general industrial units with associated external works including storm and foul drainage systems to include modifications to site entrance off Peel Road, Land Adj to BCS House. Approval has not implemented yet.

Land currently designated for Employment Use on the relevant Local Plan

5A	Tromode	0.64	0.64	Braddan Local Plan 1991	Predominantly Industrial	Vacant land	02/02074/A expired for erection of a training centre & headquarters building for the DTI (sites 5A & 5B). Site 5A included in wider site of 06/01967/B for sports pitches & car park. 11/01290/A approved for a mixed use development, including site 5B. The current application is proposing to develop a warehouse and an entertainment centre on site 5A/5B. Due to lack of land availability for a mixed use development of this scale, officers have recommended that there is sufficient justification to allow the land to be used for an alternative use.
5B	Tromode	0.16	0.16	Braddan Local Plan 1991	Predominantly Industrial	Vacant land	02/02074/A expired for erection of a training centre & headquarters building for the DTI (sites 5A & 5B). 11/01290/A approved for a mixed use development, including site 5A. The current application is proposing to develop a warehouse and an entertainment centre on site 5A/5B. Due to lack of land availability for a mixed use development of this scale, officers have recommended that there is sufficient justification to allow the land to be used for an alternative use.
5C	Tromode	11.30	0.11	Braddan Local Plan 1991	Predominantly Industrial	Developed as industrial	11/01548/B - Erection of industrial unit with associated parking and site works, Site adj to Media House (0.11ha).
6	Isle of Man Farmers Ltd., Richmond Hill	0.76	0.00	Braddan Local Plan 1991	Agricultural Merchants Depot	Developed as industrial	Site shown as being slightly larger in the Braddan Draft Plan 2003 (not adopted)
13	Union Mills Industrial Estate	1.25	0.00	Braddan Local Plan 1991	Predominantly Industrial	Developed as industrial	
Braddan Totals		60.54	7.85				
Douglas							
1A	White Hoe Industrial Estate	5.26	0.00	Douglas Local Plan 1998	Light Industrial	Developed as industrial with some residential on Old Castletown Road	
1B	White Hoe Industrial Estate	0.28	0.28	Douglas Local Plan 1998	Light Industrial	Vacant site, used for car parking	05/01574/B refused for industrial warehouse building
2	Middle River Industrial Estate	6.40	0.00	Douglas Local Plan 1998	Light Industrial	Developed as industrial	

Land currently designated for Employment Use on the relevant Local Plan							
3	Pulrose Power Station	1.61	0.00	Douglas Local Plan 1998	Light Industrial (Power Station)	Developed as industrial (power station)	
4	Peel Road	8.00	0.00	Douglas Local Plan 1998	Light Industrial	Developed as industrial	
5	Brown Bobby, Peel Road	0.51	0.00	Douglas Local Plan 1998	Light Industrial	Developed as industrial	0.2 ha on eastern part of site has planning approvals which have not yet been implemented - 09/00198/B to demolish car showroom & use land as a temporary car park, 11/00723/A for AiP office development, 11/00724/A for AiP residential development. 13/91517/B - Redevelopment of site with residential scheme of 74 apartments - application pending consideration
6	Bridge Works, South Quay	0.10	0.00	Douglas Local Plan 1998	Light Industrial	Developed as industrial, but with AiP for residential or office use	11/00527/A for AiP office development, 11/00551/A for AiP residential development. 13/91222/REM - Reserved Matters application to replace industrial/commercial units with a new office building - application pending consideration
7	South Quay	4.46	0.00	Douglas Local Plan 1998	Light Industrial	Developed as industrial with some apartments on Castletown Road	08/01418/A refused for redevelopment of former Gas Works site for residential & retail / commercial purposes (approx. 0.9 ha)
8	Douglas Head Industrial Estate	1.38	0.00	Douglas Local Plan 1998	Light Industrial	Developed as industrial	
9	Battery Pier	1.41	0.00	Douglas Local Plan 1998	Light Industrial	Developed as industrial	
10	Victoria Road	0.80	0.00	Douglas Local Plan 1998	Light Industrial	Developed as residential	05/01196/B for demolition of existing industrial buildings & construction of 54 apartments
11	Springham Commercial Park, Spring Valley Industrial Estate	0.27	0.00	Douglas Local Plan 1998	Light Industrial	Developed as industrial	Adjacent to Douglas town boundary. The majority of zoned Industrial land in this vicinity is in Braddan.
14	Kingswood Grove	0.28	0.00	Douglas Local Plan 1998	Light Industrial	Developed as a car/motorcycle dealership and workshop, funeral directors, iMuseum and other buildings used by MNH, gym and Mosque	Approximately 0.02ha of the site is used for non-employment uses (gym, mosque and funeral directors)
Douglas Totals		30.76	0.28				
Laxey							

Land currently designated for Employment Use on the relevant Local Plan							
1	Manx Engineer's, Wheel Hill	0.14	0.00	Laxey & Lonan Local Plan 2005	Light Industrial	Existing building converted into café/restaurant.	10/01820/B approved for the conversion of existing factory into a cafe / restaurant, exhibition area and heritage shop and alterations to car park vehicular access
2	Laxey Glen Flour Mills, Mill Road	0.45	0.00	Laxey & Lonan Local Plan 2005	Light Industrial	Developed as industrial	
3	Laxey Woollen Mill, Glen Road	0.48	0.00	Laxey & Lonan Local Plan 2005	Light Industrial	Developed as industrial	
Laxey Totals		1.07	0.00				
Marown							
1	Ellerslie Depot, Old Church Road, Crosby	0.77	0.00	1982 Development Plan	Industrial (Existing)	Developed as industrial	DOI depot. Site area has been revised in light of a Certificate of Lawfulness (13/01290/LAW) has been granted for use of the site for vehicle, equipment and material storage and waste transfer station for tipping road sweepings, trimmings, top soil and excavated road materials, inert and organic vegetation.
Marown Totals		0.77	0.00				
Onchan							
1A	Tromode Estate, Carrs Lane, Tromode	3.72	0.00	Onchan Local Plan 2000	Light Industrial	Developed as industrial	Planning application 13/91363/B approved the erection of two business units with associated infrastructure and landscaping, Unit 7 to provide business services including document management, storage, scanning, shredding, cleaning and caretaking services with offices. Unit 8 to provide light industrial use, with associated distribution and storage, associated offices, research and development, information technology and showroom uses on the former laundry buildings site. (site area 0.77ha) Redevelopment of existing site.
1B	Vacant plot, Tromode Estate, Carrs Lane, Tromode	0.20	0.20	Onchan Local Plan 2000	Light Industrial	Vacant land (car parking)	06/01645/B expired for industrial unit. Planning application 13/00333/B approved the erection of four light industrial units with associated offices.
2A	Fields 531568 & 534063, School Road	2.54	2.54	Onchan Local Plan 2000	Light Industrial	Vacant land	Part of Smiths Aerospace site. Constraints due to changes in levels on site. 90/00782/A expired for residential & light industrial development

Land currently designated for Employment Use on the relevant Local Plan							
2B	Factory, School Road	1.23	0.00	Onchan Local Plan 2000	Light Industrial	Developed as industrial	
2C	Second Avenue	0.54	0.00	Onchan Local Plan 2000	Light Industrial	Developed as industrial	
2D	Elim Church, Second Avenue	0.14	0.00	Onchan Local Plan 2000	Light Industrial	Developed site in use as a church	07/00379/B approved at Appeal for conversion of building from manufacturing to community use (church)
2E	Second Avenue	0.07	0.00	Onchan Local Plan 2000	Light Industrial	Developed as industrial	
Onchan Totals		8.44	2.74				
East Totals		101.58	10.87				

Land not currently designated for Employment Use, but with developments (including undeveloped land with valid planning approval) or available for development as such							
Site No.	Description	Size of Overall Site (ha)	Size of Available Site (ha)	Development Plan	Land Designation	Occupation Level	Notes
Braddan							

Land not currently designated for Employment Use, but with developments (including undeveloped land with valid planning approval) or available for development as such

7	Robinson's & Eden Park (Ballapaddag) and Eden Business Park, Cooil Road	4.20	0.00	Braddan Local Plan 1991	Open Space	Developed as retail / industrial	Designated as 'Industrial' in the Draft Braddan Parish Plan 2003 (NOT ADOPTED). Site area has been revised to take into account recent developments (11/01721/B and 11/01232/B). PA11/01721/B approved for the creation of a car park, improvements to access and change of use of existing farm cottage to offices. Car park has been constructed. 13/00514/B approved for erection of a building to provide pack house and floristry centre. PA 11/01232/B approved for the erection of a light industrial development comprising 4 individual buildings providing 24 separate units with parking and landscaping. There have been two subsequent applications to change the use of the approved units. 14/00871/C - Permission for Crossroads Care to occupy light industrial units and undertake furniture repair, storage and distribution with supporting administrative staff accommodation; 14/00443/B - Conversion of existing building for light industrial to assembly of electrical components/showroom/trade counter/storage/distribution and ancillary offices (Sui Generis) for Units A1-A4 and light industrial (Use Class 5) for Units A5-A6. This application was pending consideration as at 30th June 2014.
8	Energy from Waste Plant	4.28	0.00	Thr Braddan (Middle Farm) Planning Scheme Order 1998	Area for Proposed Incinerator	Developed as industrial	Designated as 'Industrial - Waste Treatment' in the Draft Braddan Parish Plan 2003 (NOT ADOPTED)
9	Industrial area, Middle Farm (adjacent to the Energy from Waste Plant)	4.10	0.70	Braddan Local Plan 1991	Open Space	Developed as industrial	Designated as 'Industrial - Proposed Waste Treatment and Recycling' in the Draft Braddan Parish Plan 2003 (NOT ADOPTED). 10/00155 approved for industrial starter units (0.7ha of the site)

Land not currently designated for Employment Use, but with developments (including undeveloped land with valid planning approval) or available for development as such							
12	Kirby Farm Industrial Estate	3.24	0.26	Braddan Local Plan 1992	Open Space (agricultural)	Developed as industrial	Land is zoned as open space (agricultural) in the Braddan Parish District Local Plan 1991 . 08/02311/B approved for the erection of a block of five industrial starter units - completed. Planning application 10/01336/B approved for an erection of an industrial building (0.26ha of the site).
Braddan Totals		15.82	0.96				
Douglas							
12	White Hoe Industrial Estate (Extension)	2.56	0.20	Douglas Local Plan 1998	Private Woodland	Mostly developed or U/C, small amount vacant with no planning permission (0.2 ha)	07/01212/B approved for the creation of an industrial estate layout. 06/02209/B, 10/01257/B & 11/00754/B approved for industrial storage buildings. 10/01901/B approved for a data centre building.
Douglas Totals		2.56	0.20				
East Totals		18.38	1.16				

Land not currently designated for Employment Use, but previously proposed for such on a Draft Local Plan (not adopted) and not currently used as such							
Site No.	Description	Size of Overall Site (ha)	Size of Available Site (ha)	Development Plan	Land Designation	Occupation Level	Notes
Braddan							

**Land not currently designated for Employment Use, but previously proposed for such
on a Draft Local Plan (not adopted) and not currently used as such**

10	South of Cooil Road	15.97	0.00	Braddan Local Plan 1991	Open Space	Vacant land & Ballavargher Farm buildings	Designated as 'Proposed Industrial' in the Draft Braddan Parish Plan 2003 (NOT ADOPTED)
11	Land at Middle Farm	4.57	0.00	Braddan Local Plan 1991	Open Space	Vacant land, of which 0.7 ha has approval for industrial use	Designated as 'Industrial - Proposed Waste Treatment and Recycling' in the Draft Braddan Parish Plan 2003 (NOT ADOPTED). 10/00155/B approved for a stone recycling centre on 0.57 ha of site. 14/00204/B approved for the erection of hazardous waste transfer facility with associated access - Small parcel of the site is approved for this development (0.57ha of the site).
Braddan Totals		20.54	0.00				
East Totals		20.54	0.00				

**Land not designated for Employment Use and not developed,
but with expired planning approval for such**

Site No.	Description	Size of Overall Site (ha)	Size of Available Site (ha)	Development Plan	Land Designation	Occupation Level	Notes
Douglas							

**Land not designated for Employment Use and not developed,
but with expired planning approval for such**

13	Middle River Industrial Estate (extension 2003)	1.60	0.00	Douglas Local Plan 1998	Private Woodland	Undeveloped land.	03/00427/A expired for AiP extension to existing Industrial Estate
Douglas Totals		1.60	0.00				
East Totals		1.60	0.00				

South Employment Land 2014

Land currently designated for Employment Use on the relevant Local Plan							
Site No.	Description	Size of Overall Site (ha)	Size of Available Site (ha)	Development Plan	Land Designation	Occupation Level	Notes
Castletown							
1	Garage & Premises, Alexandra Road & Commissioner's Maintenance Depot	0.57	0.00	Area Plan for South 2012	Industry/Business Park with the annocation of Industry	Developed as industrial	Site 1 and 2 of ELAS 2011 have been amalgamated
2	Qualtrough's Yard	1.55	0.00	Area Plan for South 2012	Industry/Business Park with the annocation of Industry	Of 1.55 ha, approx. 1 ha is currently used for industrial purposes, remainder is residential & a paddock	01/00624/A expired for mixed use development of residential units & offices Site area has been revised from 1.74ha to 1.55ha
3	Garage, Douglas Road	0.34	0.00	Area Plan for South 2012	Industry/Business Park with the annocation of Industry	Developed as industrial	
Castletown Totals		2.46	0.00				
Malew							

Land currently designated for Employment Use on the relevant Local Plan

1	Land at Ronaldsway Industrial Estate	12.43	4.15	Area Plan for South 2012	Industry/Business Park with the annocation of Business Park	Developed as industrial with some vacant land.	<p>Sites 1B, C, D, F, 2A-F and 3 of ELAS 2011 have been amalgamated. 06/01554/A expired for construction of science & technology park. 09/00013/B refused for conversion of Former Castle Industries Factory to a waste recycling centre with access over part of site 1B of ELAS 2011 (see site 2I of ELAS 2011). Site 1C of ELAS 2011- 04/01149/B & 05/01151/B approved but not taken up for a hotel - the Sefton Express Hotel was instead converted from a former office, which is now zoned for Tourism use. Site 1D of ELAS 2011 - 91/00776/B for erection of corporate headquarters / research & development centre. Site 2A of ELAS 2011 - 07/01041/B expired for erection of industrial unit and offices. Site 2C of ELAS 2011 - 07/02319/B permitted for conversion of existing factory into a coach repair & storage depot for Protours. 09/01821/C and 13/91211/C permitted for change of use of existing building to a marine engineering & commercial plant / vehicle agency. Site 2E of ELAS 2011 - 04/02006/B for change of use of office to children's nursery & family centre. Site 2F of ELAS 2011 - 01/00250/A expired for 2 warehouses. Site 2G of ELAS 2011 - 06/02144/B implemented for conversion to data centre facility. Site 2H of ELAS 2011 - 10/00350/B permitted for change of use from warehouse to leisure facility. 13/00413/B - Conversion of unit to provide a sorting office and storage facility. Site 2I of ELAS 2011 - Former Castle Industries Printing Works. 09/00013/B refused for conversion of former printing works to company HQ and licensed controlled waste recycling centre</p>
2	Playing Fields, Ronaldsway Industrial Estate	5.93	5.93	Area Plan for South 2012	Industry/Business Park	In use as playing field, bowling field and club house	<p>Development of the site is subject to Development Brief 5 of the Written Statement of the Area Plan for the South (Para 6.11). Site area revised to reflect development brief area as shown in the Area Plan for the South.</p>

Land currently designated for Employment Use on the relevant Local Plan

3	Freeport	9.62	3.25	Area Plan for South 2012	Industry/Business Park with the annooation of Freeport	Vacant land	Sites 7A and 7B of ELAS 2011 have been amalgamated. The Freeport is exempt from all statutory planning requirements as set out in the Town and Country Planning (Freeport Development) Order 2005. The area is owned and controlled by the DED. Site area increased from 9.42ha (ELAS 2011) to 9.62ha
4	Land off Harcourt Drive, Balthane Industrial Estate	1.04	0.00	Area Plan for South 2012	Industry/Business Park with the annooation of Industry	Currently in use as a storage compound	91/00439/B expired for layout of 6 industrial plots. 95/00800/B expired for erection of industrial units on plots 4, 5 & 6. 09/01796/R permitted for erection of a fenced storage compound (retrospective)
5	Balthane Industrial Estate	48.89	28.47	Area Plan for South 2013	Industry/Business Park with the annooation of Industry	Part developed as industrial and vacant land	Sites 4B, 5B, 5D, 5E, 6, 8 and 9 of ELAS 2011 have been amalgamated and boundary reviewed in light of boundary changes in the Area Plan for the South to form Site 5. 04/00024/B permitted for 56 starter units, phase 1 U/C (construction of 22 units) 12/00062/B approved for the Erection of 20 industrial units. Planning application 12/00291/B approved for the erection of seven industrial/storage buildings (0.1ha of the site). Planning Application 13/00197/B - erection of a block of eight industrial units - completed. Planning application 13/91404/A - AiP for the demolition of existing gas storage facility and erection of 11 light industrial units (0.36ha of the site). Planning application 13/91470/B approved for erection of an industrial building - U/C as at 30th June 2014. Planning application 12/01550/B - Erection of two units for use as storage/light industrial or as office accommodation ancillary to the running and operation of the surrounding commerical units - completed. 11/01623/B approved for salt storage facility - completed. 10/00623/C approved for change of use to recycling works. Planning application 12/00756/B approved for a block of ten industrial units - completed. 02/02000/B complete for 9 industrial units. 04/00684/B complete for 9 industrial units. 08/00338/B & 09/00730/B complete for industrial units. 10/00145/B under construction for industrial / manufacturing building.

Land currently designated for Employment Use on the relevant Local Plan

5A	Balthane Industrial Estate	3.78	3.78	Area Plan for South 2012	Industry/Business Park with the annocation of Industry and Predominantly Residential	Vacant land	The developmen of the site is subject to a development brief within the written statement of the Area Plan (see parapgr 4.29). The development brief allows the part which is zoned as predominantly residential to be developed for employment uses. 97/00008/A refused for industrial development (& on site 5B). Planning application 12/00534/A approved an approval in principle fo development of site to create a builders and timber merchants premises (0.96ha of the site)
5B	Balthane Industrial Estate	2.21	2.21	Area Plan for South 2012	Predominantly Residential	Vacant land	The developmen of the site is subject to a development brief within the written statement of the Area Plan (see parapgr 4.29). The development brief allows the part which zoned as predominantly residential to be developed for employment uses. Site was 5C in the ELAS 2011.
SR2	South of Ronaldsway Business Park	8.80	8.80	Area Plan for South 2025	Strategic Reserve (Business Park)	Available subject to the monitoring report recommending that the site be released for development.	Development of the site is subject a development brief within the written statement of the Area Plan (para. 4.20). 90/01275/B permitted for Shoprite warehouse (not implemented) & 94/01314/A refused for industrial development. 12/01404/A - Approval in principle for the development of a business park comprising land and buildings for new technology companies and office accommodation for corporate headquarters, hotel, internal access roads, formation of new vehicular access to the A5 Douglas Road, car parking, servicing and landscaping - Application was withdrawn.
Malew Totals		92.70	56.59				
Port St. Mary							
1	Gas Works, off Station Road	0.66	0.00	Area Plan for South 2012	Industry/Business Park with the annocation of Industry	Developed as industrial	Site Area increased from 0.50ha to 0.66ha due to change in the boundary to reflect the Area Plan designation.
Port St. Mary Totals		0.66	0.00				

Land currently designated for Employment Use on the relevant Local Plan			
South Totals	95.82	56.59	

West Employment Land 2014

Land currently designated for Employment Use on the relevant Local Plan							
Site No.	Description	Size of overall Site (ha)	Size of Available Site (ha)	Development Plan	Land Designation	Occupation Level	Notes
Michael							
1	Trout Farm, Shore Road, Kirk Michael	2.11	0.00	Kirk Michael Local Plan 1994	Trout Farm	Site occupied with a Trout Farm	
2	Station Road, Kirk Michael	0.05	0.00	Kirk Michael Local Plan 1994	Works	Developed as retail (Motors & Mowers)	04/00648/C for change of use of car showroom for the sale of garden machinery, equipment & plants
3	Michael Car Centre, Main Road, Kirk Michael	0.11	0.00	Kirk Michael Local Plan 1994	Michael Car Centre	Developed as car sales	
4	Kelly Industrial Estate, off Main Road, Kirk Michael	0.82	0.30	Kirk Michael Local Plan 1994	Predominantly Industrial	Developed as a Builder's Yard. Designated site includes 0.3 ha of vacant land	
5	Garage & Filling Station, Main Road, Kirk Michael	0.12	0.00	Kirk Michael Local Plan 1994	Garage	Developed as a garage & filling station	
Michael Totals		3.21	0.30				
Patrick							
1	The Old Brickworks, Mines Road, Foxdale	1.00	0.00	Foxdale Local Plan 1999	Mixed Use (Light Industrial & Retail)	Developed as industrial	
2A	Clock Tower Industrial Estate, Foxdale	0.80	0.00	Foxdale Local Plan 1999	Light Industrial	Developed as industrial	PA12/00951/B approved extension to premises, Magic Carpets Warehouse
2B	Vacant land at Clock Tower Industrial Estate, Foxdale	2.10	2.10	Foxdale Local Plan 1999	Light Industrial	Vacant land	PA 87/01161/A outlined the development of the land, although subsequent detailed applications were only for site 2A
Patrick Totals		3.90	2.10				
Peel							

Land currently designated for Employment Use on the relevant Local Plan

1	Close Chiam / Power Station	9.20	0.38	Peel Local Plan 1989	Predominantly Industrial	Developed as industrial	The developable area will be less than the total site area due to the terrain. 04/00420/A refused for a residential development on 0.6 ha of site off Glenfaba Road. Planning application 12/00809/B - Erection of an industrial vehicle storage/workshop unit (Site currently being used for storage). Planning Application 12/01044/B - renewal of road layout, new street lighting and infrastructure works. Plans show potential development site. The combined site area for the potential development sites is 0.38ha. 11/01692/B approved for the demolition of a single storey shed and conversion of an old pump house to provide office accommodation with associated parking.
2	Land west of Glenfaba Road (between Glenfaba Road & River Neb)	7.44	6.71	Peel Local Plan 1989	Predominantly Industrial	Vacant land, of which 0.73 ha has planning approval for a residential development - under construction	The developable area will be less than the total site area due to the terrain. 05/00377/A refused for an industrial / business park on 1.1 ha adjacent to the Power Station. 07/01465/B approved at Appeal for 21 dwellings. 10/01265 approved a variation of condition 3 of approval 07/01465/B to allow a coomuted sum to be paid instead of the provision of affordable dwellings on site.
3	Industrial Estate off Ramsey Road (known as Middle Cooil Ushtey Industrial Estate or Edward Lourdes Business Park)	1.40	0.30	Peel Local Plan 1989	Predominantly Industrial	Developed as industrial with 0.3 ha vacant land	89/00319/A expired for 6 nursery factory units on vacant part of site for the then Department of Industry
Peel Totals		18.04	7.39				
West Totals		25.15	9.79				

Land not currently designated for Employment Use, but with developments (including undeveloped land with valid planning approval) or available for development as such

Site No.	Description	Size of overall Site (ha)	Size of Available Site (ha)	Development Plan	Land Designation	Occupation Level	Notes
Michael							
6	Former IOM Bank, 26 Main Road	0.08	0.00	Kirk Michael Local Plan 1994	Bank	Conversion works are being carried out.	Planning application(13/00684/C) approved for a change of use of former bank premises to light industrial, research and development and creation of additional parking spaces.
Michael Totals		0.08	0.00				

North Employment Land 2014

Land currently designated for Employment Use on the relevant Local Plan							
Site No.	Description	Size of Overall Site (ha)	Size of Available Site (ha)	Development Plan	Land Designation	Occupation Level	Notes
Lezayre							
1	Kella Mill, Sulby	0.61	0.43	Sulby Local Plan 1999	Light Industrial	Site partly developed as industrial & partly vacant	05/92169/A withdrawn for AiP residential development. Trees on the site may hamper development
Lezayre Totals		0.61	0.43				
Ramsey							
1	Lezayre Road / Gardeners Lane	3.00	3.00	Ramsey Local Plan 1998	Mixed Use (Residential / Industrial)	Vacant land (agricultural)	Total site = 13.26 ha. 2 ha developed for 55 res. units (03/01846/B 50, 09/00247/B +1, 09/01458/B +2, 10/00355/B + 2). Max of 3 ha reserved for industrial use & min of 2 ha reserved for recreation/play area. Remaining site is agric land surrounding Milntown Farm (1 house on site). 07/02303/A refused for Res, Ind & Open Space
2	Lezayre Road	2.37	0.00	Ramsey Local Plan 1998	Predominantly Industrial	Developed as industrial	Occupied by Ramsey Power Station & builder's yard / workshops
3A	Ballachrink / Poyllooey	4.16	4.16	Ramsey Local Plan 1998	Light Industrial	Vacant land	91/01487/A expired for Res & Ind development. 05/01191/A withdrawn for erection of a manufacturing plant by Celtic Waves Ltd. (also see Andreas site 1 - Airfield)
3B	Ballachrink / Poyllooey	1.62	0.00	Ramsey Local Plan 1998	Light Industrial	Developed as industrial	Occupiers include the Riverside Industrial Estate, plus Ramsey Bakery
4A	Gladstone Park Industrial Estate	2.50	0.00	Ramsey Local Plan 1998	Light Industrial	Developed as industrial	Occupiers include Strix & IOM Post Sorting Office, plus 1 residential dwelling (Ridgeway House). Planning application 13/00744/B approved for erection of a two storey building with single storey link and alteration of parking area. Proposed use; a) environmental ground and soil testing as amplified by the documentation received 03.09.13 or b) additional floor space/accommodation for adjacent auction house. Approved on 04.11.2013. No building regulations approval yet.

Land currently designated for Employment Use on the relevant Local Plan							
4B	Gladstone Park Industrial Estate	0.33	0.33	Ramsey Local Plan 1998	Light Industrial	Vacant land	08/00059/B approved for 2 units & car parking on site 4B, as part of a wider redevelopment of the industrial estate. Approval expired.
5	North Shore Road / Shipyard	4.53	0.00	Ramsey Local Plan 1998	Light Industrial	Developed with a mixture of residential and industrial uses	Approximately 3.32 ha developed as Predominantly Industrial & 1.21 ha developed as Pred. Residential. Planning Application (13/91461/B) has been submitted for the demolition of redundant gas works structures and erection of thirty dwellings with associated roads and parking and re-cladding of existing commercial building. Pending consideration as at 30/6/14. Site area to be redeveloped 0.77ha. PA12/00213/B approved on 15/05/12 for the construction of a two storey light industrial unit and boundary wall on land to the east of Marsden Terrace. Site area is 0.04ha. Building works started 27.07.12
6	Vollan Fields	2.80	2.80	Ramsey Local Plan 1998	Mixed Use (Residential / Light Industrial)	Vacant land (agricultural)	Total site size = 11.2ha. 25% of site (eastern section) given for light industrial use
Ramsey Totals		21.31	10.29				
North Totals		21.92	10.72				

Land not currently designated for Employment Use, but with developments (including undeveloped land with valid planning approval) or available for development as such							
Site No.	Description	Size of Overall Site (ha)	Size of Available Site (ha)	Development Plan	Land Designation	Occupation Level	Notes
Andreas							
1 (not shown on map)	Airfield (disused)	21.30	Needs further investigation	1982 Development Plan	Open Space, marked as 'Airfield (disused). Brownfield site	21.3 ha of former Airfield is occupied with industrial uses or disused land. Further investigation needed prior to any future Local Plans to establish land use, boundaries & available land	Occupiers include Birchall Plant Hire & Ramsey Skips. Wider area of the former Airfield also includes residential dwellings, agricultural land & the Andreas Flying Club (not included in the 21.30 ha). 05/01798/A withdrawn for erection of manufacturing research & development plant by Celtic Waves Ltd. (also see Ramsey site 3A)

Land not currently designated for Employment Use, but with developments (including undeveloped land with valid planning approval) or available for development as such

Andreas Totals		21.30	0.00				
Jurby							
1A	Jurby Industrial Estate	10.34	0.00	1982 Development Plan	Jurby Aerodrome	Developed as industrial, with the possibility of more land becoming available	IOM Government Industrial Estate (DLGE). Boundary taken from 08/01055/B for landscaped mounds & access lane. See 08/00587/B for new access road.
1B	Jurby Industrial Estate	1.53	0.00	1982 Development Plan	Jurby Aerodrome	In process of being developed as industrial	06/01265/B permitted for 12 light industrial starter units (DLGE), of which 1 block containing 4 units has been constructed. Earlier app. 89/01937/A not taken up for a factory complex
1C	Jurby Industrial Estate	0.19	0.19	1982 Development Plan	Jurby Aerodrome	Vacant land with valid planning permission for industrial development	10/00587/B permitted for a factory unit. 12/00015/B permitted for a factory unit, which proposed amendments to the previous scheme. Site reference revised from 1I (ELAS 2011)
1D	Jurby Industrial Estate	0.40	0.17	1982 Development Plan	Jurby Aerodrome	Partly developed as industrial, partly vacant land	2 units already exist on site (units 236 & 237), some land used for storage and some vacant. Planning Application 12/01262/B approved for the erection of a building to create a joiners workshop.
1E	Jurby Industrial Estate	1.74	1.74	1982 Development Plan	Jurby Aerodrome	Vacant land	Former airfield buildings on site have been demolished. Planning application (14/00343/B) submitted for erection of a building to house a motor museum, workshop, ancillary offices, coffee kiosk, gift shop and customer and staff facilities with associated drainage system, parking provision, junction access and roadway. The application encompasses all of sites 1C and 1E and encompasses parts of sites 1A and 1G contained in the ELAS 2011. Application pending consideration as at 30/6/14. Site area has been increased to encompass sites 1C and part of 1A and 1G of the ELAS 2011.
1F	Jurby Industrial Estate	0.13	0.00	1982 Development Plan	Jurby Aerodrome	Developed as industrial	07/00178/B approved and completed for industrial workshop
1G	Jurby Industrial Estate	0.20	0.20	1982 Development Plan	Jurby Aerodrome	Vacant land	Former airfield buildings on site have been demolished. Site is near to 2 Registered Buildings (RB 237 & 240). Site Area has been reduced due to part of the site becoming part of 1E.
1H	Jurby Industrial Estate	0.37	0.37	1982 Development Plan	Jurby Aerodrome	Vacant land	Former airfield buildings on site have been demolished

Land not currently designated for Employment Use, but with developments (including undeveloped land with valid planning approval) or available for development as such							
1I	Jurby Industrial Estate	0.68	0.68	1982 Development Plan	Jurby Aerodrome	Vacant Land	
IJ	Jurby Industrial Estate	0.43	0.43	1982 Development Plan	Jurby Aerodrome	Vacant Land	
Jurby Totals		16.01	3.78				
Lezayre							
2	Rear of Kella Mill, Sulby	0.20	0.00	Sulby Local Plan 1999	Predominantly Residential Use	Partly developed and partly under construction for further industrial development	10/00256/B under construction for industrial workshop & storage building
Lezayre Totals		0.20	0.00				
North Totals		37.51	3.78				

Land not currently designated for Employment Use, but previously proposed for such on an earlier Local Plan (superseded)							
Site No.	Description	Size of Overall Site (ha)	Size of Available Site (ha)	Development Plan	Land Designation	Occupation Level	Notes
Ramsey							
7 (not shown on map)	Greenlands Estate, Gardeners Lane	2.00	0.00	Ramsey Local Plan 1998	Private Estate	Not available	EXCLUDED. Designated for Industrial Use in 1982 Development Plan, but as Private Estate in Ramsey Local Plan 1998 & West Ramsey Development Framework 2004
Ramsey Totals		2.00	0.00				
North Totals		2.00	0.00				

East Office Land 2014

Land currently designated for Office Use on the relevant Local Plan							
Site No.	Description	Size of Overall Site (ha)	Size of Available Site (ha)	Development Plan	Land Designation	Occupation Level	Notes
Douglas							
14	Peel Road	2.30	0.00	Douglas Local Plan 1998	Offices (Existing in Parkland)	Developed as offices in parkland	
15	Belmont Hill	1.06	0.00	Douglas Local Plan 1998	Offices (Existing in Parkland)	Developed as residential (3 dwellings)	Not available. Planning application 14/00219 seeking approval for a conversion of a property from residential to a private school. Application is pending consideration.
16	Belmont Hill	0.60	0.00	Douglas Local Plan 1998	Offices (Proposed in Parkland)	Developed as residential (1 dwelling)	Not available
17A	Large area of central Douglas comprising the main office district	11.26	0.00	Douglas Local Plan 1998	Predominantly Offices	Developed as predominantly offices	
17B	Allan Bank, Circular Road	0.15	0.15	Douglas Local Plan 1998	Predominantly Offices	Surface car park	02/02129/B expired for a 4 storey office block. 06/01098/B expired for a residential development of 52 apartments. 10/01804/C approved to continue car park on site until 26.01.15
17C	Corner of Hillside Avenue & Circular Road	0.12	0.12	Douglas Local Plan 1998	Predominantly Offices	Surface car park	00/01756/B expired for the erection of an office building.
17D	Site of 46, 48, 50, 52 & 54 Circular Road	0.08	0.08	Douglas Local Plan 1998	Predominantly Offices	Surface car park	89/00803/B permitted to demolish nos. 46 & 48 & build office block. 87/00434/A refused to demolish nos. 52 & 54 & build office block. 89/01866/B refused to demolish 46 to 50 & build office block
17E	Site of 19 & 20 St. George's Street	0.06	0.06	Douglas Local Plan 1998	Predominantly Offices	Surface car park with planning permission for office development	02/00939/B expired for 22 apartments. 08/01542/B approved for the erection of a 5 storey office block. 12/01090/B approved for the erection of a five storey office block with basement parking.
17F	38 & 40 Finch Road	0.10	0.10	Douglas Local Plan 1998	Predominantly Offices	Vacant buildings with approval for redevelopment as offices	11/01447/B approved for erection of office building

Land currently designated for Office Use on the relevant Local Plan

17G	Land at Market Street (site of former Greeba Works)	0.10	0.10	Douglas Local Plan 1998	Predominantly Offices	Currently used as a surface car park. Factory demolished & site has approval for a commercial building	10/00370/B approved for erection of a commercial building with multi-storey car parking. 10/01875/C approved to continue use of the car park. PA 14/00580/B seeking approval for a variation of condition one of approved PA 10/00370/B (erection of building providing commercial space with multi-storey parking above) in order to extend period of permission by four years - pending consideration as at 30/6/14.
17H	Land at Market Street (south of former Greeba Works)	0.13	0.13	Douglas Local Plan 1998	Predominantly Offices	Surface car park	
17I	Land at Market Street (west of Marks & Spencer)	0.12	0.12	Douglas Local Plan 1998	Predominantly Offices	Surface car park, with planning permission for office building on part of site	10/00464/B permitted for office building on northern part of site (0.07 ha). PA 14/00584/B seeking a Variation of condition one of approved PA 10/00464/B (erection of office building with potential use of lower floors as library) in order to extend period of permission by four years - pending consideration as at 30/6/14.
18A	Site of 49 to 53 Bucks Road	0.07	0.07	Douglas Local Plan 1998	Predominantly Offices	Surface car park	89/00900/B, 88/0027/A, 92/01207/A & 93/01002/B approved to demolish existing buildings & erect offices (not constructed). 10/01036/B permitted to extend use of car park to 23.11.12
18B	45 to 47 Bucks Road and land to rear (former Finch Hill Church site)	0.25	0.00	Douglas Local Plan 1998	Predominantly Offices	Developed. Majority of site used as offices & associated car parking. There is some residential use (flats)	92/01030/A approved to replace church with commercial development. 97/01775/B approved at Appeal for the erection of a 4 storey office block
19	Rochester Court (site of former Rendezvous Café), Loch Promenade	0.05	0.00	Douglas Local Plan 1998	Offices	Developed as residential	02/02501/B approved for the erection of a block of 15 apartments
20A	Vacant land at the Villiers Site, Loch Promenade	0.27	0.27	Douglas Local Plan 1998	Predominantly Offices	Vacant land / temporary car park, with planning permission for residential & retail development	94/01480/B approved to redevelop site with office accommodation, civic space & parking (implemented only on site 20B). On site 20A, 04/00418/B approved for 60 apartments with ground floor retail space (not yet implemented). PA13/00163 approved for the erection of a six storey residential development with underground parking and ground floor retail space on the remainder of the Villiers Site (comprising amendments to PA 04/00418/B).

Land currently designated for Office Use on the relevant Local Plan

20B	Royal Bank House (redeveloped part of the Villiers Site), Loch Promenade	0.37	0.00	Douglas Local Plan 1998	Predominantly Offices	Developed as offices	94/01480/B approved to redevelop site with office accommodation, civic space & parking. 00/00638/B approved for office building & public open space
21A	Car park, Lord Street	0.26	0.26	Douglas Local Plan 1998	Predominantly Offices	Surface car park	05/02050/A expired for a mixed use development including apartments, restaurants, cinema, bowling alley & parking. 12/00831/B - Erection of a development comprising new town centre library, offices, multi-storey car park and public toilets with associated external works - Approved as an approval in principle. 13/00841/REM-Reserved Matters application for the erection of a development comprising new town centre library, offices, multi-storey car park and public toilets with associated external works. This extends partially into 21B
21B	Land at Fort Street, Lord Street & Victoria Street	0.45	0.00	Douglas Local Plan 1998	Predominantly Offices	Developed as predominantly offices. Site also includes some retail & lower Douglas Police Station	12/00831/B - Erection of a development comprising new town centre library, offices, multi-storey car park and public toilets with associated external works - Approved as an approval in principle. 13/00841/REM-Reserved Matters application for the erection of a development comprising new town centre library, offices, multi-storey car park and public toilets with associated external works. This extends into 21A
21C	Car park between Lord Street, Walpole Avenue, Victoria Street & Fort Street	0.50	0.50	Douglas Local Plan 1998	Predominantly Offices	Surface car park	05/000464/A & 05/92391/A expired for erection of a hotel
21D	Land in the vicinity of Walpole Avenue & Peverill Square	0.60	0.00	Douglas Local Plan 1998	Predominantly Offices	Developed as predominantly offices	11/01684/C approved for the change of use of ground floor from restaurant and bar/nightclub to office use
22	Imperial Buildings, Bath Place & car park off Parade Street	0.83	0.52	Douglas Local Plan 1998	Predominantly Offices	Majority of site is surface car park. There are also offices in the Imperial Buildings & IOM Steam Packet sheds	00/01505/B & 05/01098/B approved for use of the site as a temporary car park. 02/00366/B expired for the erection of an office development. 02/00241/B & 06/00447/B approved for the erection of 2 sheds (implemented on part of site)
23A	Fort Anne Offices, South Quay	1.36	0.00	Douglas Local Plan 1998	Offices	Developed as offices	96/01067/B approved & implemented for erection of office headquarters
23B	Hillary Wharf Apartments (site of former garage & stores), South Quay	0.27	0.00	Douglas Local Plan 1998	Offices	Developed as residential	02/01674/B approved & implemented for erection of an apartment block

Land currently designated for Office Use on the relevant Local Plan							
24	Laureston Manor, Ballaquayle Road	1.40	0.00	Douglas Local Plan 1998	Offices (Proposed in Parkland)	Developed as residential	01/00877/A refused for alterations & extensions to create corporate headquarters
25	Victoria Road	0.48	0.00	Douglas Local Plan 1998	Offices	Developed as offices	
26	Falcon Cliff Hotel Site, Palace Road	0.26	0.00	Douglas Local Plan 1998	Offices	Developed as offices	11/01562/B approved an extension to existing office building and creation of additional car parking (In association with 11/01563 CON)
27A	Summerhill Business Park, Victoria Road (site of former Holiday Camp)	2.80	0.00	Douglas Local Plan 1998	Business Park	Developed as offices	
27B	Undeveloped land at Summerhill Business Park, Victoria Road (site of former Holiday Camp)	2.03	2.03	Douglas Local Plan 1998	Business Park	Mostly vacant land, including some car parking. Approximately 0.86 ha has planning permission for office units. The heavy tree density & sloping on parts of the site are likely to reduce the actual developable area	98/01282/B expired for erection of office building with 2 apartments on part of site. 11/00178/B permitted for 4 office units on north west part of site (0.86 ha)
Douglas Totals		28.33	4.51				
Onchan							
3	Coutts House, Summerhill Road	0.71	0.00	Onchan Local Plan 2000	Offices	Former offices, now redeveloped for residential use	07/00027/B implemented for conversion & extension to building to create 15 apartments
4	Commissioner's Office, Main Road	0.30	0.00	Onchan Local Plan 2000	Mixed Use (Offices / Industry / Car Park)	Developed as garage & offices with associated car parking	
Onchan Totals		1.01	0.00				
East Totals		29.34	4.51				

South Office Land 2014

Land currently designated for Office Use on the relevant Local Plan							
Site No.	Description	Size of Overall Site (ha)	Size of Available Site (ha)	Development Plan	Land Designation	Occupation Level	Notes
Castletown							
7	Royal Court, Red Gap	1.73	0.00	Area Plan for South 2012	Offices	Developed as offices (89/00182/B)	
8	Canada Life House, Alexandra Road	0.08	0.00	Area Plan for South 2012	Offices	Developed as offices (97/01112/B)	
Castletown Totals		1.81	0.00				
Malew							
9	Site off Douglas Road, Ballasalla	0.36	0.00	Area Plan for South 2012	Offices	Developed as offices (84/01087/B & 86/00158/B)	
Malew Totals		0.36	0.00				
South Totals		2.17	0.00				

West Office Land 2014

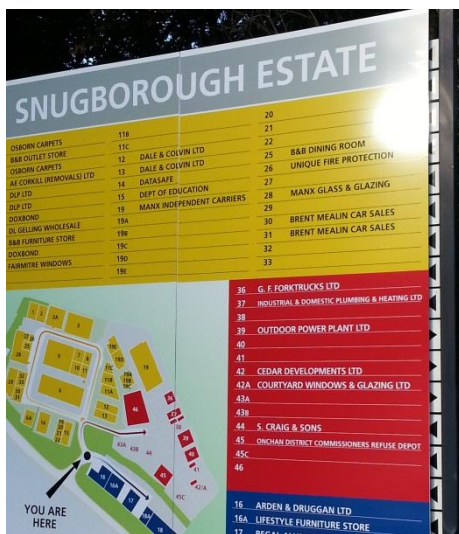
Area	Land Currently Zoned for Office Use (ha)	Land Currently Available for Office Use (ha)	Description of Available Sites
German	0.00	0.00	
Michael	0.00	0.00	
Patrick	0.00	0.00	
Peel	0.00	0.00	
Total for West	0.00	0.00	

North Office Land 2014

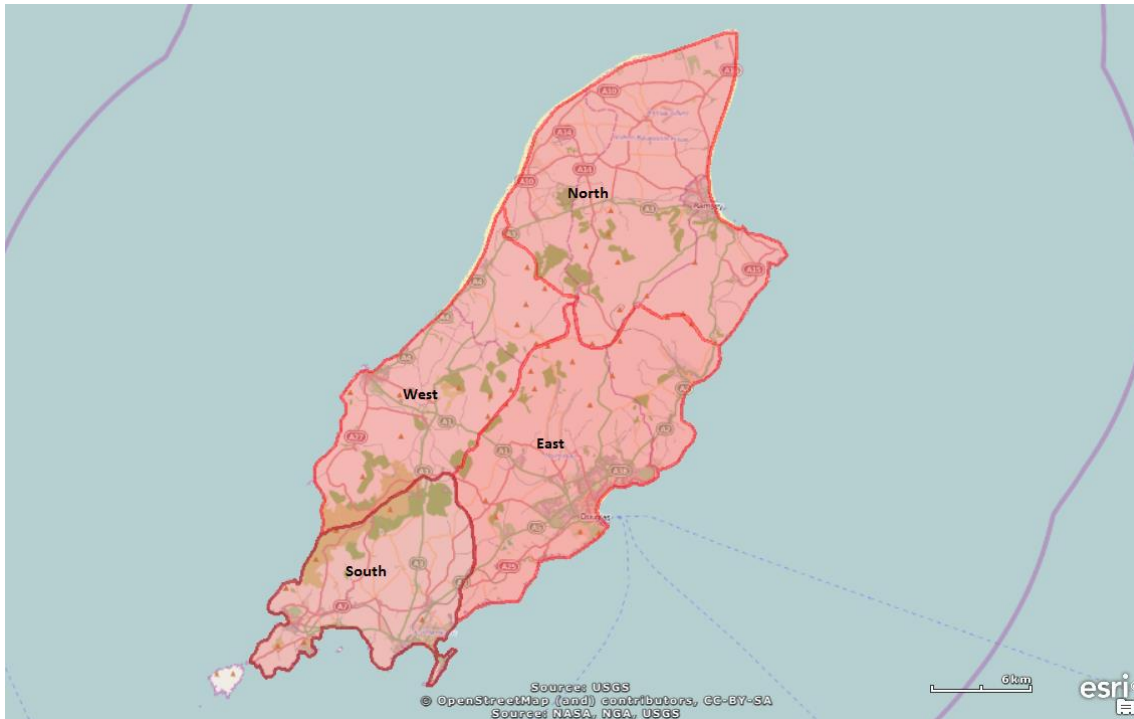
Area	Land Currently Zoned for Office Use (ha)	Land Currently Available for Office Use (ha)	Description of Available Sites
North			
Andreas	0.00	0.00	
Ballaugh	0.00	0.00	
Bride	0.00	0.00	
Jurby	0.00	0.00	
Lezayre	0.00	0.00	
Maughold	0.00	0.00	
Ramsey	0.00	0.00	
Total for North	0.00	0.00	

Isle of Man Government

Employment Land Review: Appendix 1B Total Floorspace



Introduction



These appendices provide floorspace schedules for the Isle of Man's main employment locations, (excluding town centre office floorspace). The information has been compiled using: floorspace and rating information from the Isle of Man Government; information from local agents; and data provided by various landlords of industrial and distribution property.

Floorspace data maintained by the Department of Infrastructure is calculated from the block areas indicated by aerial mapping. It therefore takes account of whole buildings rather than individual units within a building. Where this is the case, total floorspace has been assumed to be divided by the number of units indicated on rating records to estimate unit floorspace. Floorspace figures have been further amended in response to information provided by industrial estate owners and discussions with staff from the Isle of Man Government. In a number of cases it has not been possible to identify occupiers.

The information is presented according to the Isle of Man's planning areas. For each area, mapping of the various employment areas is followed by individual employment area schedules. Unit numbers on the plans match the unit identifiers in the schedules. Where possible, occupiers have been classed into one of the following categories:

- Office (O)
- Industrial (I)
- food/drink (FD)
- storage/distribution (SD)
- industrial services (IS)
- retail (R)
- leisure (L)
- non-residential institutions (NRI)
- vacant (V)

There is no mapping available for Kirby Farm Industrial Estate. The unit schedule has been compiled using business rates information and information from the owner.

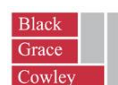
The table below summarises total floorspace by area and by sector, including Douglas town centre floorspace.

	East		South		North		West			
	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	TOTAL sq m	TOTAL sq ft
Office	219,915	2,367,224	3,671	39,517	73	788	167	1,798	223,826	2,409,327
Douglas TC ¹	190,018	2,045,404								
ex Douglas TC	29,897	321,820								
Industrial	68,339	735,620	50,014	538,367	17,598	189,433	5,360	57,691	141,311	1,521,112
Food drink	8,914	95,948	562	6,049	601	6,465	3,537	38,069	13,613	146,530
Distribution /storage	49,673	534,693	11,966	128,806	5,185	55,812	472	5,080	67,296	724,392
Industrial services	51,040	549,409	4,630	49,834	8,008	86,201	942	10,142	64,620	695,587
retail	23,114	248,808	831	8,945	632	6,798	1,000	10,768	25,577	275,318
leisure	2,721	29,287	2,055	22,115	457	4,922	215	2,310	5,447	58,634
Non-residential institutions	15,520	167,066	3,075	33,104	423	4,557	-	-	19,019	204,727
vacant	11,326	121,918	3,074	33,089	688	7,400	2,634	28,352	17,721	190,759
TOTAL	450,562	4,849,973	79,878	859,826	33,665	362,376	14,326	154,211	578,431	6,226,385
TOTAL INCLUDING DTC	640580	6,895,377								

¹ Office floorspace figures not available for other town centres

Isle of Man Government

Employment Land Review: Appendix 2A Douglas Town Centre Offices



Douglas Town Centre

Name	Number	Street	Total Floor Area (sq.ft.)
Manx Churches Adoption & Welfare Society	3	Albany Lane	1,201
Ashgroves Chartered Accountants	14	Albert Street	1,278
JCP Consulting	4	Albert Street	1,464
Victim Support Isle of Man	6	Albert Street	1,408
C & E Frozen Foods Ltd		Alexander Drive Lane	1,000
Ellis Brown	Rechabite Hall	Allan Street	3,053
Abbotsvale PTY Ltd (vacant)	11	Athol Street	2,407
Appleby	35-7	Athol Street	9,879
N/K	44	Athol Street	1,834
Callin Wild	15-19	Athol Street	5,468
Carter Jones McDonald	21	Athol Street	3,165
Chapman Bros.	30	Athol Street	3,017
(vacant)	7	Athol Street	3,364
Hedyerow Ltd	50/52	Athol Street	4,431
Habib European + others	14	Athol Street	18,272
Dolberg House	9	Athol Street	2,407
Old Chelsea Properties Ltd	22	Athol Street	1,472
Anglo Manx Trust	5	Athol Street	2,030
Amexio + others	St George's Chambers	Athol Street	2,840
Moore Stephens	28	Athol Street	1,849
N/K	3/3a	Athol Street	1,786
Harding Lewis	34	Athol Street	1,944
Appleby	33	Athol Street	20,000
Dixcart Ltd	69	Athol Street	911
Douglas Technical Ltd	21A & 23	Athol Street	6,535
Fryers Bell & Co.	27	Athol Street	3,135
(vacant)	24	Athol Street	1,363
J M Moore Greystone	18	Athol Street	3,883
(vacant)	68	Athol Street	1,644
(vacant)	36	Athol Street	1,200
Moore Stephens	26	Athol Street	1,450
Mac Financial	64A & 65	Athol Street	7,336
Pamela Pringle	16	Athol Street	2,180
N/K	25	Athol Street	2,592
R McCloud	20	Athol Street	1,596
Ramsey Crookall & Co	38/42	Athol Street	2,481
Rocasa Ltd Grosvenor House	66/7	Athol Street	6,585
Rocasa Ltd	39/41	Athol Street	13,700
Mac Financial	64	Athol Street	3,790

Name	Number	Street	Total Floor Area (sq.ft.)
Gallileo	46	Athol Street	2,702
Moore Stephens	32	Athol Street	1,758
Zax Inv Ltd	4	Athol Street	2,250
Zurich Financial Services	43-59	Athol Street	22,030
Deloitte & Touche Accountants	Court House	Athol Street (Level 1)	1,804
Edgewater	Court House	Athol Street (Level 2)	2,918
Maroneys Advocates	Court House	Athol Street (Level 2)	2,991
Castano	Court House	Athol Street (Level 3)	2,842
Castano	Court House	Athol Street (Level 3)	2,218
Castano	Court House	Athol Street (Lower Level)	1,804
Fedelta	29-31	Athol Street	4,000
IOM Bank		Athol Street	15,000
Exchange House	54-62	Athol Street	28,000
H & B Ltd	1st & 2nd Floor Offices, Railway Chambers	Bank Circus	4,411
IoM Steam Packet Co Ltd		Bath Place	13,756
Manx Petroleums Ltd		Battery Pier	-
M & P Legal	23/25	Bucks Road	4,618
Linnia Inv. Ltd	39	Bucks Road	3,139
N/K	33	Bucks Road	8,005
Glaisdale Group	21	Bucks Road	2,944
P Nielson	80	Bucks Road	475
RAFA House	19	Bucks Road	2,970
Kelly Luft	2	Bucks Road	1,840
ITEX	1, Sydney Mount	Bucks Road	1,905
Telelab Ltd (Telecab)	5	Cambrian Place	284
Joe Jennings	22a	Castle Street	677
N/K	Nunnery Mills,	Castletown Road	9,528
International Business Services	Nunnery Stable Block	Castletown Road	4,496
DHPP	level 2	Chester Street Car Park	831
(vacant)	4	Christian Road	9,457
R D Bellamy	1st Floor Rear Office, 1/5	Church Street	340
Brigid Ltd	13	Church Street	2,859
Channel Hotels	1-12	Church Street	5,483
Kilmer Ltd	7	Church Street	1,882
Scafell Ltd	Atlantic House, 4-8	Circular Road	15,636
Dev Hectare Ltd	MGS House,	Circular Road	23,995
Lloyds Banking Group	Evergreen House	Circular Road	26,625
Omnitec	71	Circular Road	1,237
Capital International	16-18	Circular Road	20,680

Name	Number	Street	Total Floor Area (sq.ft.)
Conti	17	Circular Road	2,580
Mannmade + others	19/21	Circular Road	7,894
G W & J Miller	23	Circular Road	1,902
Mr D R Kay	89	Circular Road	-
Mr J R Green	87	Circular Road	1,505
Leinster Management	7	Circular Road	1,500
Douglas & Co	11	Circular Road	573
Thornbury Ltd	Belgravia House 33/44	Circular Road	18,524
Carters	9	Circular Road	1,727
Rose Estate (Ernst & Young + others)	Rose House, 51-59	Circular Road	15,885
Vacant	15	Circular Road	1,000
Barclays	Eagle Court	Circular Road	30,000
Northville Est Ltd	1st Floor Offices, 31b	Derby Road	890
Mr Bucknall/Mr Hitchen		Derby Road	400
T D Lowey & Sons	59/60	Derby Square	2,652
Manx Blind Welfare Centre	35/36	Derby Square	4,731
DHSS	Crookall House	Desmense Road	10,671
N/K	17	Drinkwater Street	1,739
Cowell Inv Ltd	19	Drinkwater Street	1,473
John Gray	5	Drinkwater Street	1,414
Mr L H Boyce	15	Drinkwater Street	1,368
Partington, Nixon & Kinrade	7-9	Drinkwater Street	2,562
Balleby Farm	19	Duke Street	2,520
Centaurman Supplies Ltd	20	Duke Street	2,467
Crabiere Ltd	Stanley House, 7-9	Duke Street	2,763
Blacksea Ltd	15-17	Duke Street	2,807
Mr M Brown	27	Duke Street	2,769
Richmond Travel	26	Duke Street	2,289
Varley Props	2nd Floor Suite 6, Varley Hse, 29-31	Duke Street	3,136
Media Express		Empire House	2,219
Maitland & Co		Falcon Cliff Hotel	7,500
A E Ltd (Corkill)		Finch Road	994
Trident Trust + others	10	Finch Road	19,529
Trident Trust	12-14	Finch Road	6,849
N/K	20	Finch Road	1,737
Knox House	16-18	Finch Road	6,069
Corbridges	22	Finch Road	2,439
Corlett & Co. (Bolton)	4	Finch Road	3,692
Finch Hill House Management Services Ltd	24	Finch Road	2,748
J & G Ltd	6	Finch Road	1,529
Lichfield Ltd	34-36	Finch Road	2,500

Name	Number	Street	Total Floor Area (sq.ft.)
Lichfield Properties Ltd.	26/28/30/32	Finch Road	1,460
Roche Estates	Old Court Chambers, 8	Finch Road	3,154
Transport & General Workers Union	25	Fort Street	1,503
Mr & Mrs Christian	6-7	Fort William	
Scivrus Properties Ltd	Kreston House, 5-6	Goldie Terrace	6,270
N/K	7	Goldie Terrace	1,500
Dial-a-Cab	1	Granville Street	665
Fiscal Services Ltd	7	Hill Street	1,490
Vacant	3	Hill Street	2,702
LCT Properties	8-9	Hill Street	6,137
Vacant	10	Hill Street	1,739
Hannon Law(s) (5) & Mossack Fonseca (6) *	5 & 6	Hill Street	4,297
Paragon	1st Floor, St George's Hall	Hill Street	2,727
Menam Ltd	11-13	Hill Street	11,750
Cayman National	Cayman House, 4-8	Hope Street	6,737
Planet Software	28	Hope Street	1,214
IoM Law Society	27	Hope Street	1,711
M Turner Ltd	16-17	Hope Street	1,868
Middleton Katz	11-12	Hope Street	2,144
Prime Cuts Ltd	Aston House, 36	Hope Street	5,204
Callow Mathewman & Co	Athol House, 29-31	Hope Street	2,918
G H Dowty (Galloway Smith)	9	Hope Street	787
Kanton Property Ltd	18	Hope Street	1,040
Mr P Gaynor (Mannac)	24	Hope Street	1,135
Ms V Watterson (vacant)	22	Hope Street	1,199
Praxis Mental Health Ltd	35	Hope Street	1,414
Safetynet (vacant)	10	Hope Street	1,016
Simm Assc Ltd (MHG Insurance)	37	Hope Street	1,274
Wardslon Ltd (vacant)	33	Hope Street	1,269
IOM Assurance Ltd	IOMA House	Hope Street	22,206
N/K	25	Hope Street	800
Shimmin Wilson	13-15	Hope Street	3,000
IoM FA		King George V Park	2,879
N/K	College of Domestic Science	Kingswood Grove	5,637
MNH	6	Kingswood Grove	1,111
IOM Breweries	Office Block	Kewaigue	7,118
Bedouin Management Ltd	1	Lake Road	3,535
Cubbon House Ltd	Cubbon House, 48	Loch Promenade	4,253

Name	Number	Street	Total Floor Area (sq.ft.)
Wynnstay Ltd	Tower House	Loch Promenade	5,000
Wardsley Ltd	1a	Lord Street	916
Anglo House Int	Anglo International House	Lord Street	17,372
SMP	(Clinch's) Clinch's House	Lord Street	14,288
Hansard + others	Harbour Court	Lord Street	22,614
Regent House		Lord St / 16-18 Ridgeway Street	8,000
AG Pearce-White	29	Market Street	1,291
MM Benham	Cumbrae House	Market Street	3,075
Invisimail	100	Market Street	2,299
N/K	St James House	Market Street	1,237
Manx Museum & National Trust	14	Mona Terrace	4,989
Acclaim Ltd	Acclaim House, 12	Mount Havelock	2,913
Dolittle & Dallin Ltd	16	Mount Havelock	2,694
Duncan Lawrie Offshore Services	13	Mount Havelock	2,356
Duncan Lawrie Offshore Services	14/15	Mount Havelock	2,907
McGarridge & Jackson	19	Mount Havelock	2,862
N/K	1	Mount Pleasant	1,160
Shula Ltd	17/18	Mount Havelock	3,706
N/K (vacant)	9	Mount Pleasant	1,264
Imtoola Ltd (Gecko)	8	Mount Pleasant	1,352
N/K	7	Mount Pleasant	1,241
Orwell Estates Ltd	6	Mount Pleasant	1,306
Dougherty Quinn	4-5	Mount Pleasant	3,900
C R Ducker & Co	2	Mount Pleasant	2,138
J Capital	3	Mount Pleasant	2,516
A E Corkill Ltd (Corkill)		Mt Havelock	500
Trustees of Cunningham House	60-62	Murrays Road	3,664
Torvil Ltd (Gelling Johnson Farrant)	9	Myrtle Street	1,252
N/K	1	Myrtle Street	1,139
Montreal Prop Ltd (Bell Burton)	2	Myrtle Street	1,282
TABS	3	Myrtle Street	1,399
Park Place Management Services Ltd (vacant)	10	Myrtle Street	1,289
Seon Management Services Ltd (vacant)	7	Myrtle Street	1,181
Torvic Ltd (vacant)	4	Myrtle Street	1,122
Gelling Johnson Farrant	8	Myrtle Street	800

Name	Number	Street	Total Floor Area (sq.ft.)
Blythe Financial	11	Myrtle Street	1,000
Regaby Trading Ltd	18-20	Nelson Street	2,507
N/K	Viking House	Nelson Street	10,536
Lowey & Co.	27	Nelson Street	800
N/K	Clinch's Site	North Quay	350
Clearwater Manay Services Ltd	Clinch's Site	North Quay	350
Personal Choice Ltd	Nadine House, 13	North Quay	2,071
Merkland Ltd	37	North Quay	3,988
Lord	Pierson House 17-19	North Quay	12,453
N/K	Clinch's Site	North Quay	392
N/K	Merchants House, 24	North Quay	4,325
Laxey Towing Co.	31	North Quay	500
Douglas/Clarendon Office Scheme		North Quay	13,000
IoM Communications Commission	Rear Police HQ.	Off Glencruchery Road	7,298
Standard Bank		One Circular Road	24,485
Kenther Props Ltd	Fernleigh	Palace Road	5,319
Barmerlea Ltd	Aston House, 19	Peel Road	3,321
Browne, Craine & CO	Burleigh Manor,	Peel Road	5,413
EDL Ltd	Hills Meadow	Peel Road	5,320
National Cash Register	Hills Meadow	Peel Road	1,231
Allied Dunbar Bank Ltd	13	Peel Road	3,108
Analysis Ltd	Analyst House 20-26	Peel Road	14,167
Barmerlea Ltd	17	Peel Road	909
Onyx Management Ltd	14-16	Peel Road	1,871
The Offshore Consultancy	10	Peel Road	2,250
City Trust Ltd	Ragnall House, 18	Peel Road	5,266
Dorchester Maritime Ltd	Thornton , Belmont Hill	Peel Road	15,363
Lloyds TSB Bank Ltd	Peveril Buildings	Peveril Square	33,915
N/K	Belfast House, 3	Prospect Hill	4,650
Permanent Bank	Hillary House	Prospect Hill	17,108
Trafalgar Properties Ltd	Nelson House, 2	Prospect Hill	979
Chase Wealth	12	Prospect Hill	7,039
Santander	19/21	Prospect Hill	9,390
Rose Estates	10A	Prospect Hill	25,654
H & B Ltd	Prospect Hotel	Prospect Hill	4,455
Natwest (vacant)	1	Prospect Hill	4,108
Vacant		Queen Victoria House	25,000
Simcocks	Ridgeway House	Ridgeway Street	6,972
Salamander Dev (IoM) Ltd	12-14	Ridgeway Street	5,868

Name	Number	Street	Total Floor Area (sq.ft.)
Quayside Props Ltd	Armitage House	Ridgeway Street	5,439
Quinn Legal	28/30	Ridgeway Street	5,254
Douglas Technical	22/24	Ridgeway Street	1,665
Mr P Purcell	26	Ridgeway Street	2,517
Benbrack Ltd	HSBC House	Ridgeway Street	24,394
PWC		Sixty Circular Road	21,746
Dohle (IoM) Ltd	Fort Anne	South Quay	33,275
Manx Gas	Murdoch House,	South Quay	8,253
Quay Properties Ltd	Quay House	South Quay	10,216
Murdoch Chambers		South Quay / Head Road	5,440
Crowe Morgan	6-8	St Georges Street	2,266
N/K Devonshire Corporate Services	15	St Georges Street	1,407
Crowe Morgan	10	St Georges Street	959
Island Financial Solutions	13	St Georges Street	1,575
N/K	14/16	St Georges Street	3,944
Nationwide Int Ltd	Samuel Harris House	St Georges Street	30,000
Howstrake Comm Ltd	St Georges Tower	St Georges Street	11,907
Stuart Smalley	18	St Georges Street	2,033
N/K	12	St George's Street	1,500
Britannia House		St George's Street / Athol Street	12,000
N/K	67	Strand Street	5,230
N/K	The Strand	Strand Street	768
Borough of Douglas	Tramway Office	Strathallan Crescent	
Oakfield Services	Millenium House,	Summerhill Business Park	11,842
N/K	Unit 1400	Summerhill Business Park	26,714
DoT Harbours Div	Tongue Buildings	The Tongue	1,266
IoM Water Authority	Drill Hall	Tromode Road	19,012
Clifton Park Ps Ltd	14	Tynwald Street	1,941
Hamlin	5	Upper Church Street	1,247
Search and Select	1-3	Upper Church Street	2,700
Moore Stephens	4	Upper Church Street	1,787
Dol	Sea Terminal	Victoria Pier	34,999
Samaritans of the IoM	5	Victoria Place	1,120
Shoprite Group Ltd	Centre House	Victoria Road	2,532
DHSS	Eastcliffe	Victoria Road	14,808
First Names	International House	Victoria Road	8,279
DHSS	Glenside	Victoria Road	4,000
Scottish Widows/CMI	Office Block	Victoria Road	22,587
Asap Ltd	16	Victoria Street	1,662
Cowley Groves	18	Victoria Street	2,072

Name	Number	Street	Total Floor Area (sq.ft.)
Eawny Props Ltd	21/23	Victoria Street	2,712
Emmanuel Fellowship	55	Victoria Street	618
H & B Ltd	28	Victoria Street	3,690
Barclays Group Properties Div	Barclays House	Victoria Street	23,000
Celtic Bank	Celtic House	Victoria Street	14,881
Axa Sunlife Plc	Clarendon House	Victoria Street	27,185
Chiltern (IoM) Ltd	Salisbury House	Victoria Street	1,447
Nexus Ltd	St Thomas House	Victoria Street	2,644
IM Gold	45	Victoria Street	7,031
Chrystals	31/33	Victoria Street	3,264
Black Grace Cowley	51	Victoria Street	1,640
Everest Ltd	8	Victoria Street	2,941
Highpost (Library)	10-12	Victoria Street	12,831
Lawrence Keenan	47	Victoria Street	2,027
N/K	17A	Victoria Street	1,587
Mann Benham	49	Victoria Street	3,049
N/K	32	Victoria Street	1,990
Raeburn (Harmony Homes)	20	Victoria Street	1,413
Travaile Employment Agency	19	Victoria Street	1,667
N/K	6	Victoria Street	3,793
Royal Bank of Scotland Int	Villiers House	Victoria Street	37,600
N/K	53	Victoria Street	630
Deanwood	39	Victoria Street	1,500
MBL	35-37	Victoria Street	3,000
Douglas Development Partnership	7-13	Victoria Street	5,000
Jubilee Buildings (Equiom)		Victoria Street	24,000
Heritage Homes	22-24	Victoria Street	6,000
N/K	36	Victoria Street	1000
City Electrical Factors (IoM) Ltd	Warwick House	Victoria Road	4,034
Sun Life Aya	Royalty House	Walpole Avenue	20,376
Stillman Inv	Well Road House, 4-8	Wellington Square	5,938
Robert Graham	The Loop	Woodbourne Lane	750
			1,728,098
	Finch Hill House, 45/47	Bucks Road	20,227
	CGO	Bucks Road	63,748
	The Registries	Bucks Road	10,737
	Tynwald Buildings	Bucks Road	16,008
	2	Circular Road	10,091
	32	Circular Road	1,976
	St Andrews House	Finch Road	26,944
	Goldie House, 1-4	Goldie Terrace	7,392

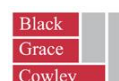
Name	Number	Street	Total Floor Area (sq.ft.)
	3	Harris Terrace	6,409
	Nivison House, 14	Hill Street	8,180
		Lake Road	763
	Markwell House	Market Street	27,320
	Murray House, 5-11	Mount Havelock	26,648
	Hamilton House	Peel Road	9,792
	Peregrine House	Peel Road	3,961
	27/9	Prospect Hill	9,281
	Victory House, 5th floor	Prospect Hill	7,477
		Regent Street	5,704
	Heywood House, 11/17	Ridgeway Street	3,171
	St Mary's Court, Hill Street		16,579
	St George's Court	Upper Church Street	21,136
	7-13	Victoria Street	5,114
	Homefield, 88	Woodbourne Road	8,648
IoM Government Sub Total			317,306
TOTAL			2,045,404

Douglas Town Centre Total: 2,045,404 sq.ft./190,018 sq.m

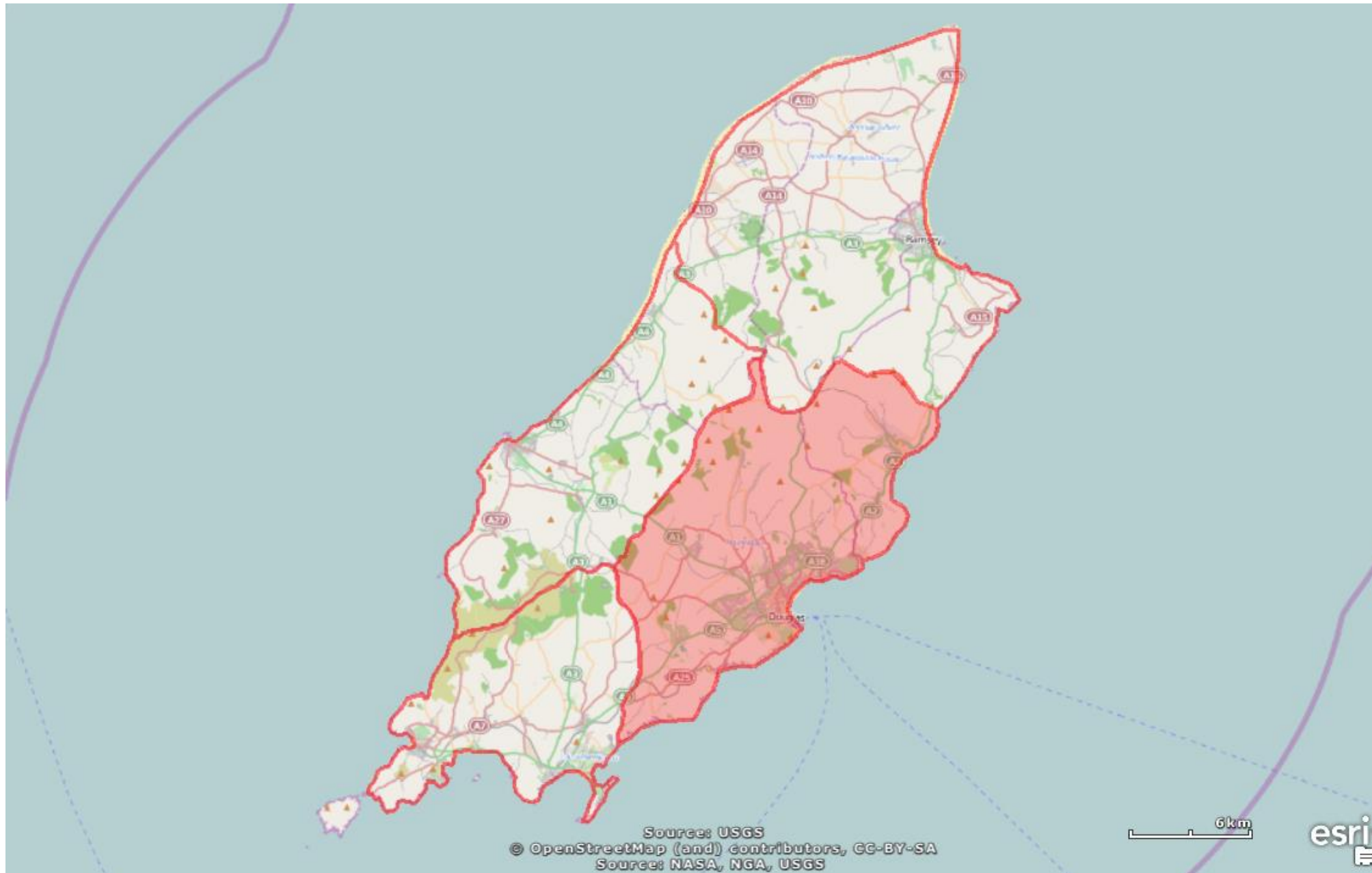
Isle of Man Government Employment Land Review Appendix 2B: EAST Maps



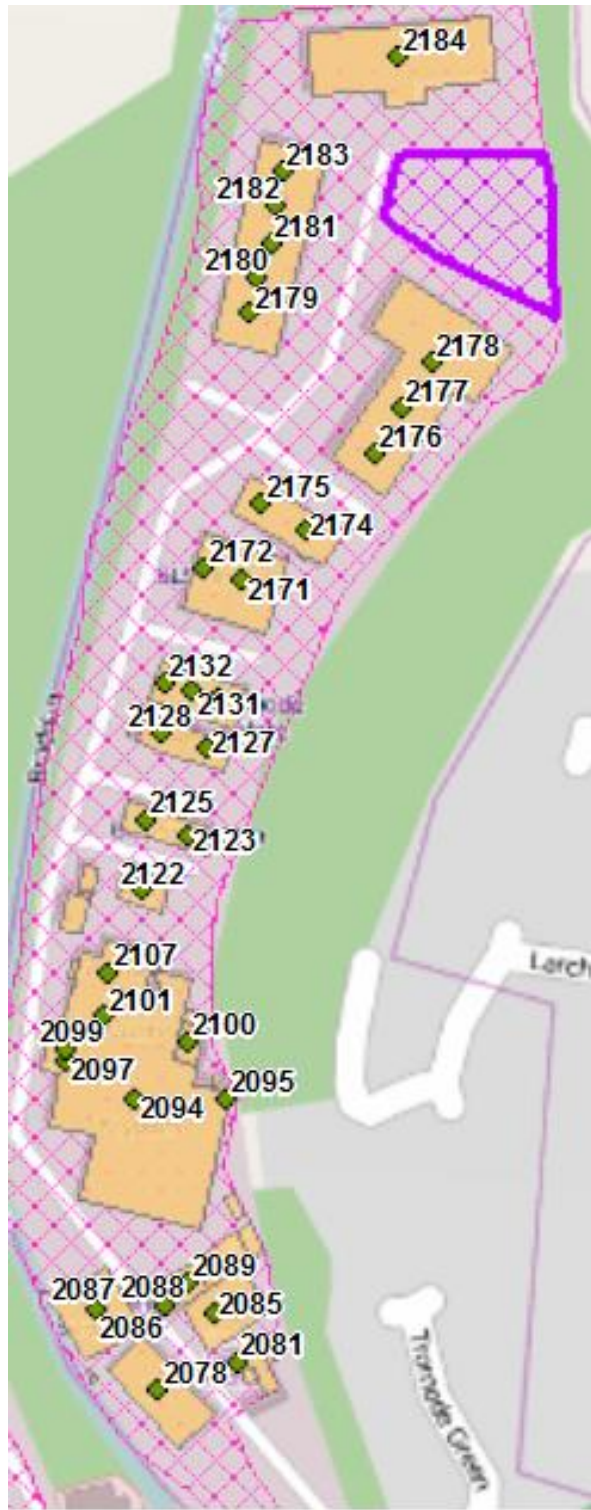
June 2015

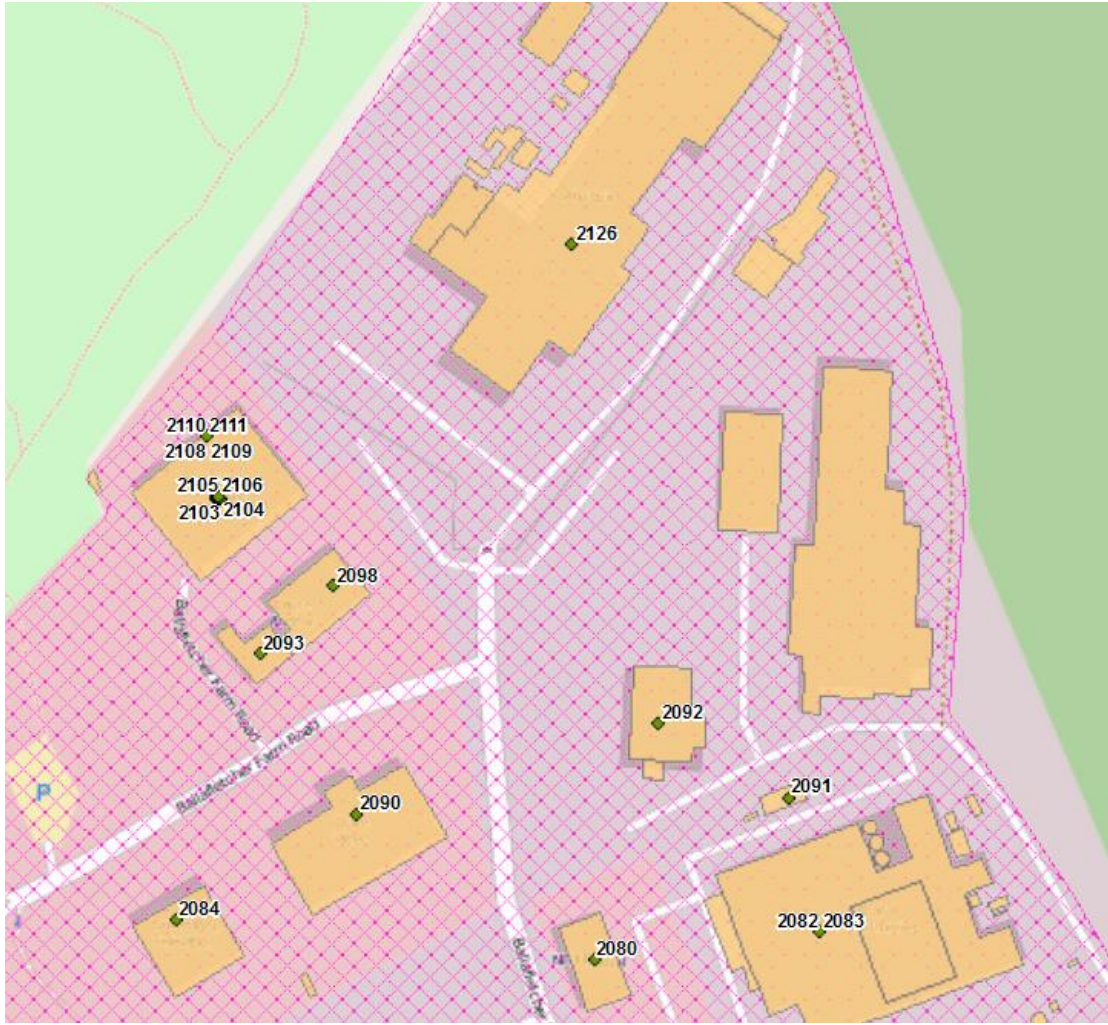


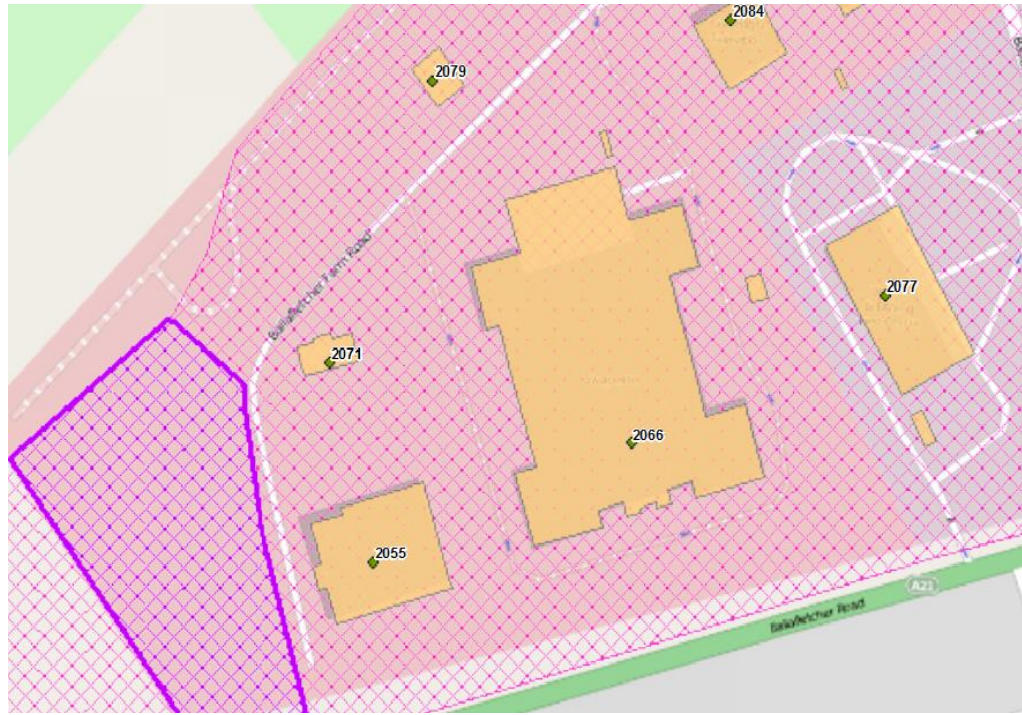
East



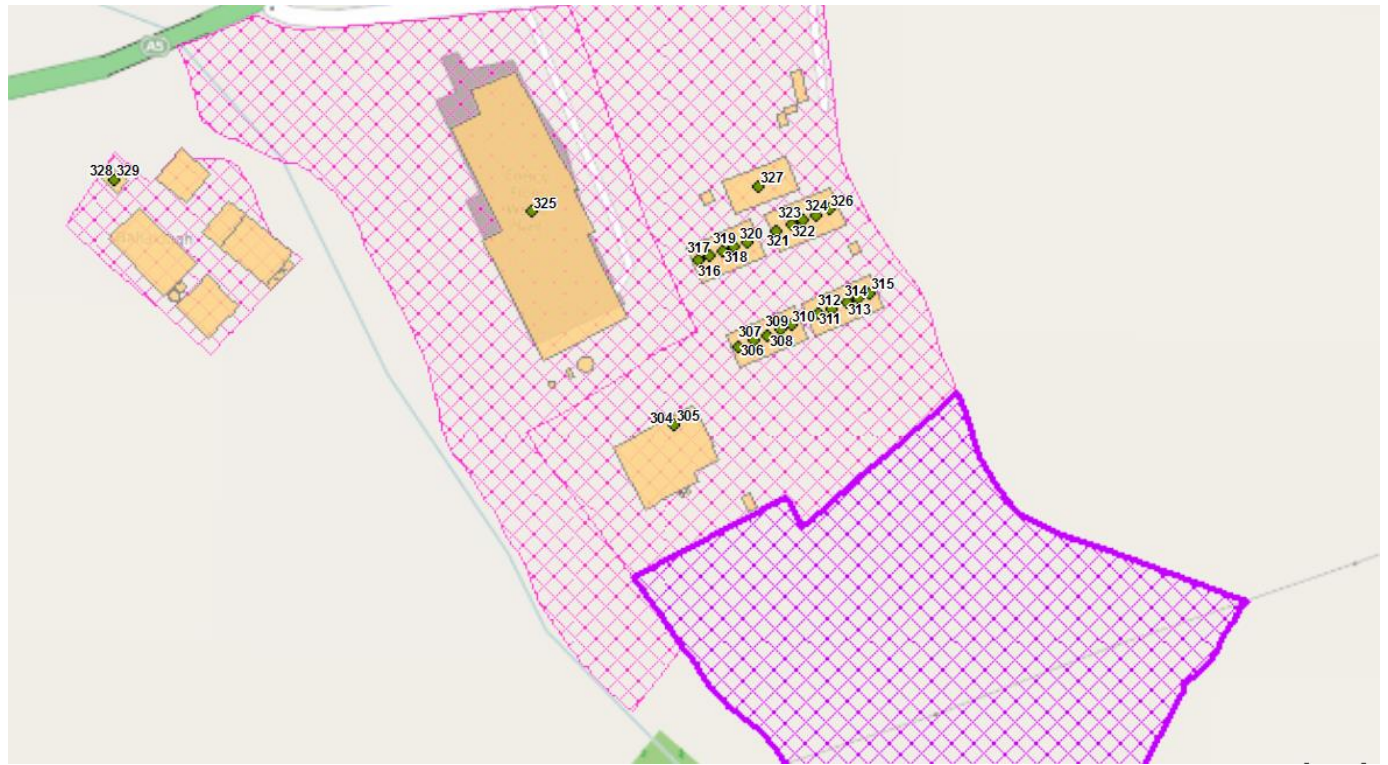
Tromode







Middle Park

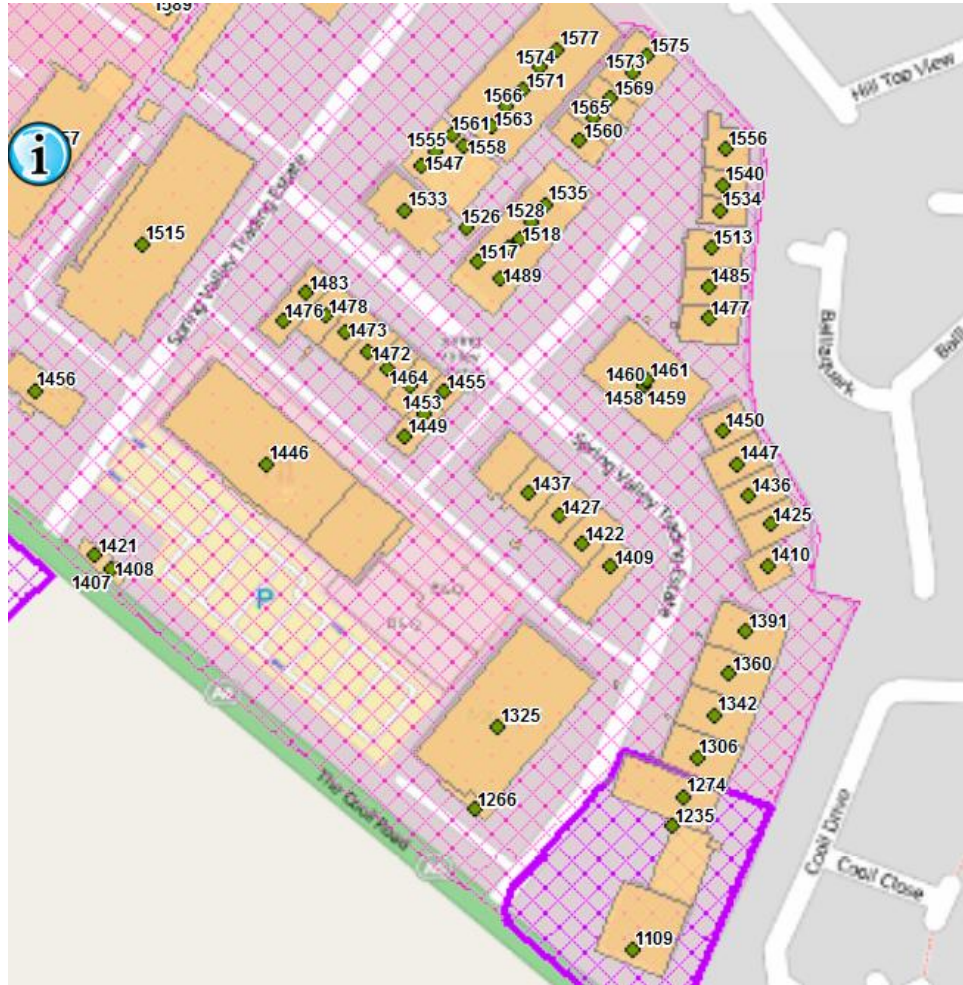


Whitehoe (including the adjacent Heron and Brearley Brewery and distribution complex)



Spring Valley & Springham Park

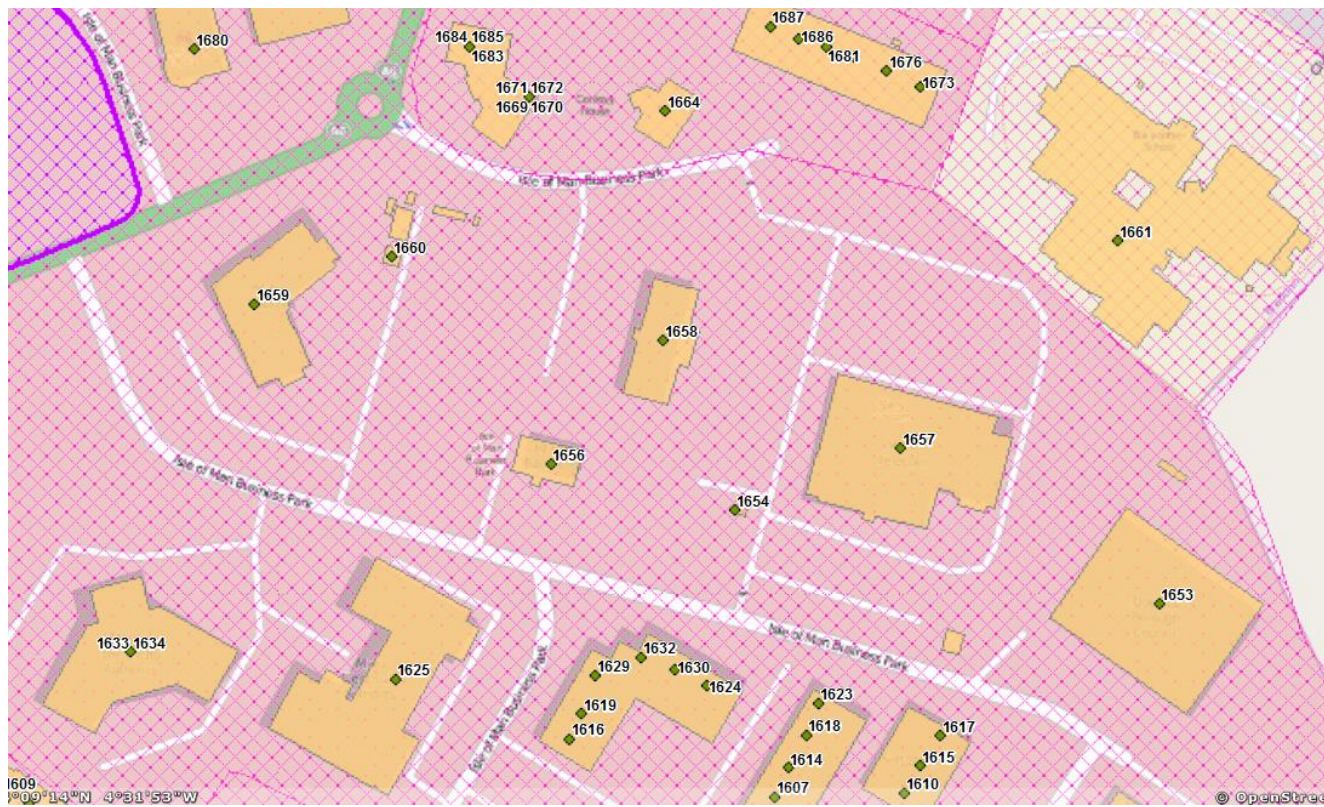
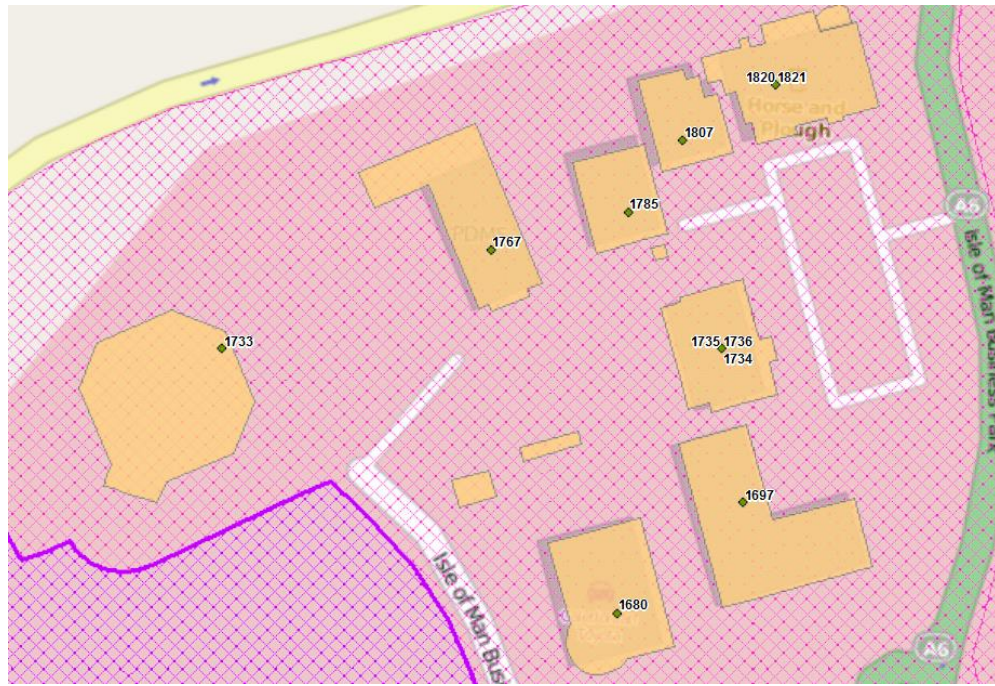
Spring Valley

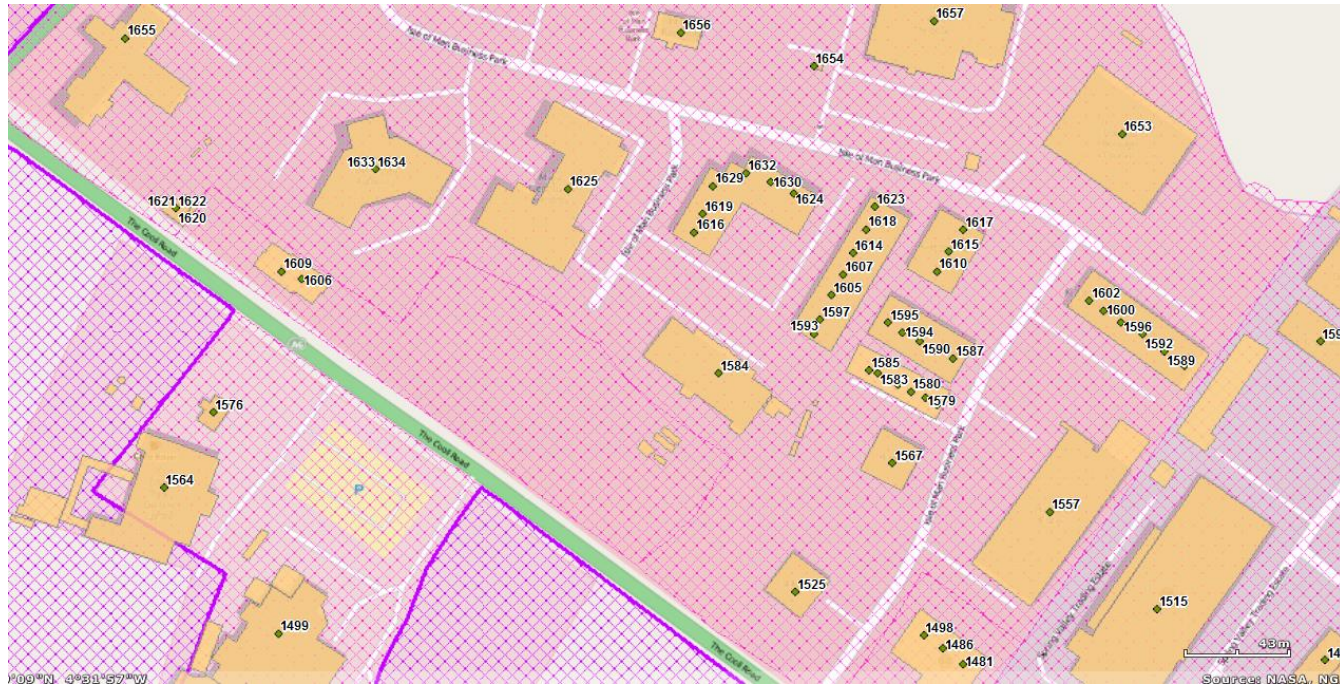


Springham Park



IOM Business Park (and adjacent Ballapaddag)

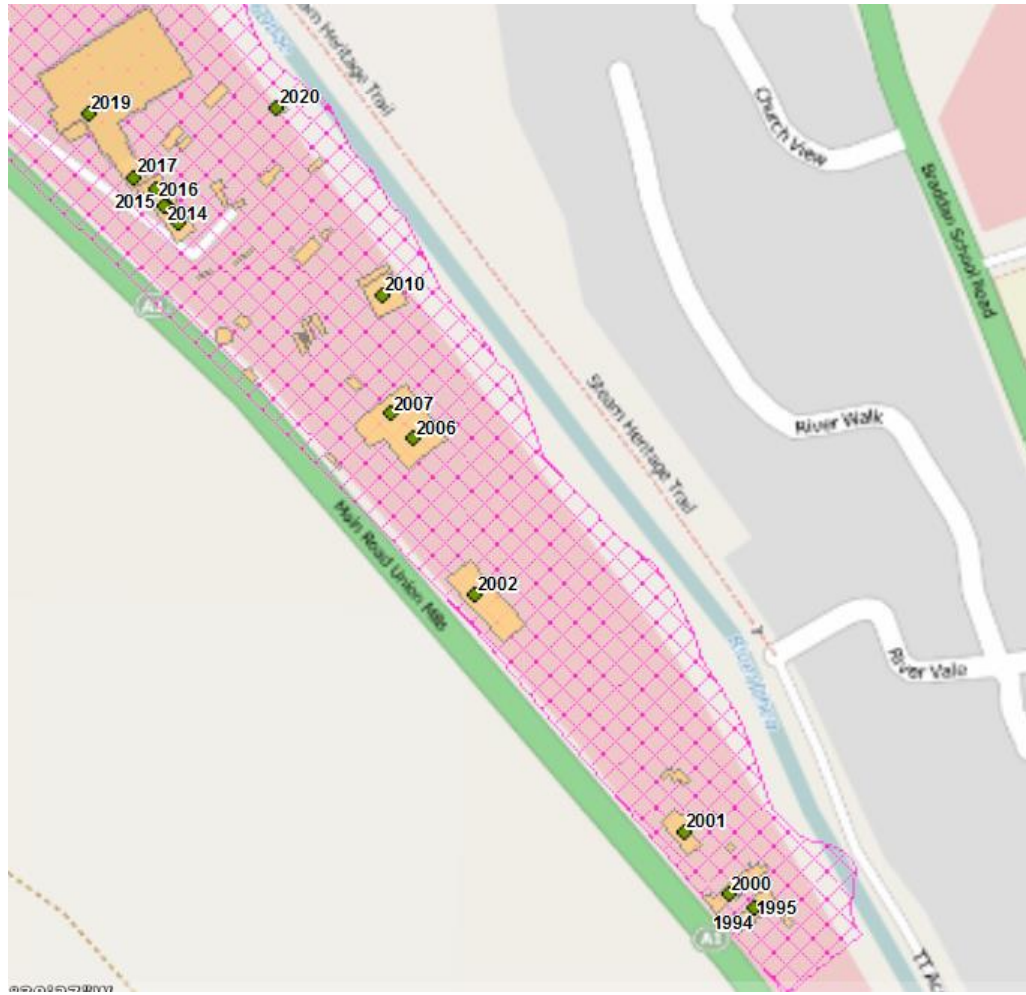




Snugborough Trading Estate (Including adjoining industrial areas)

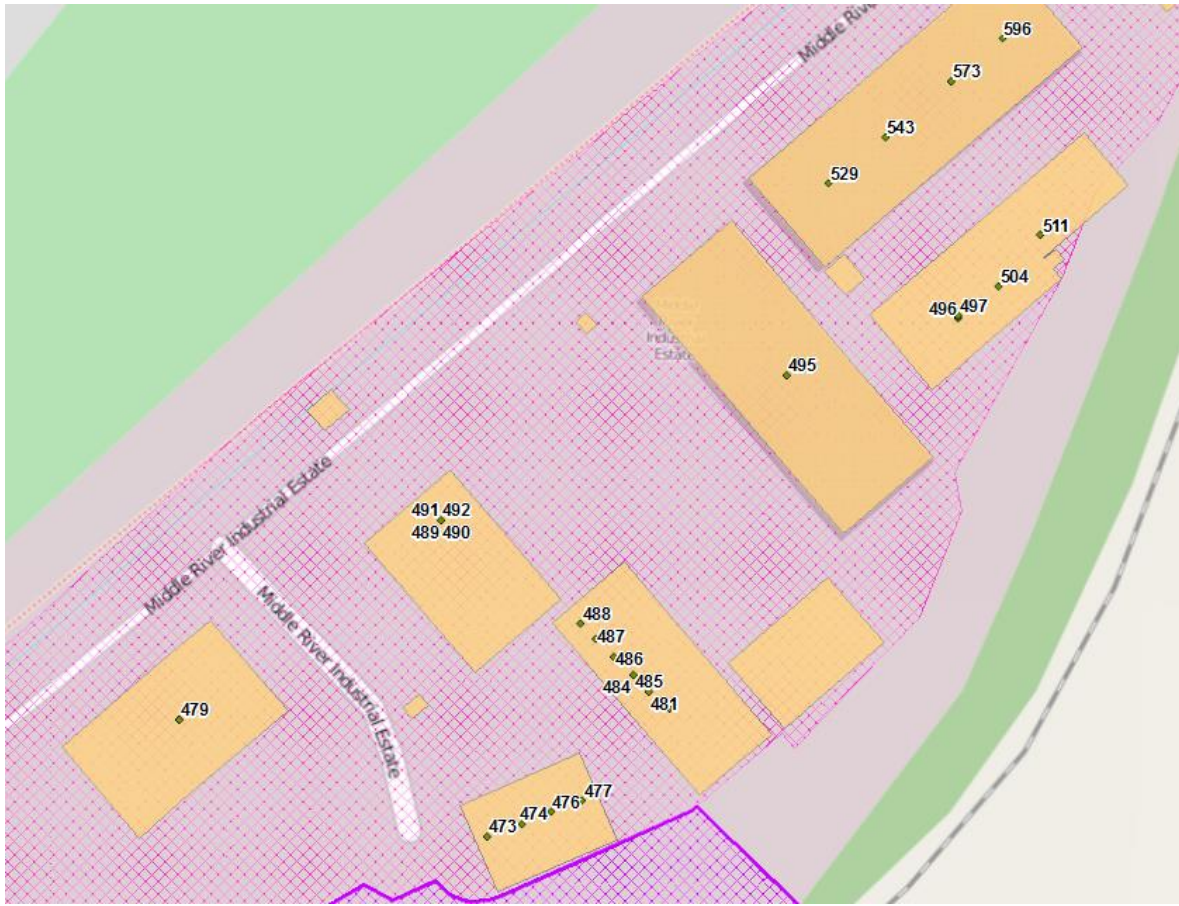






Middle River





South Quay (and adjoining premises on South Quay)

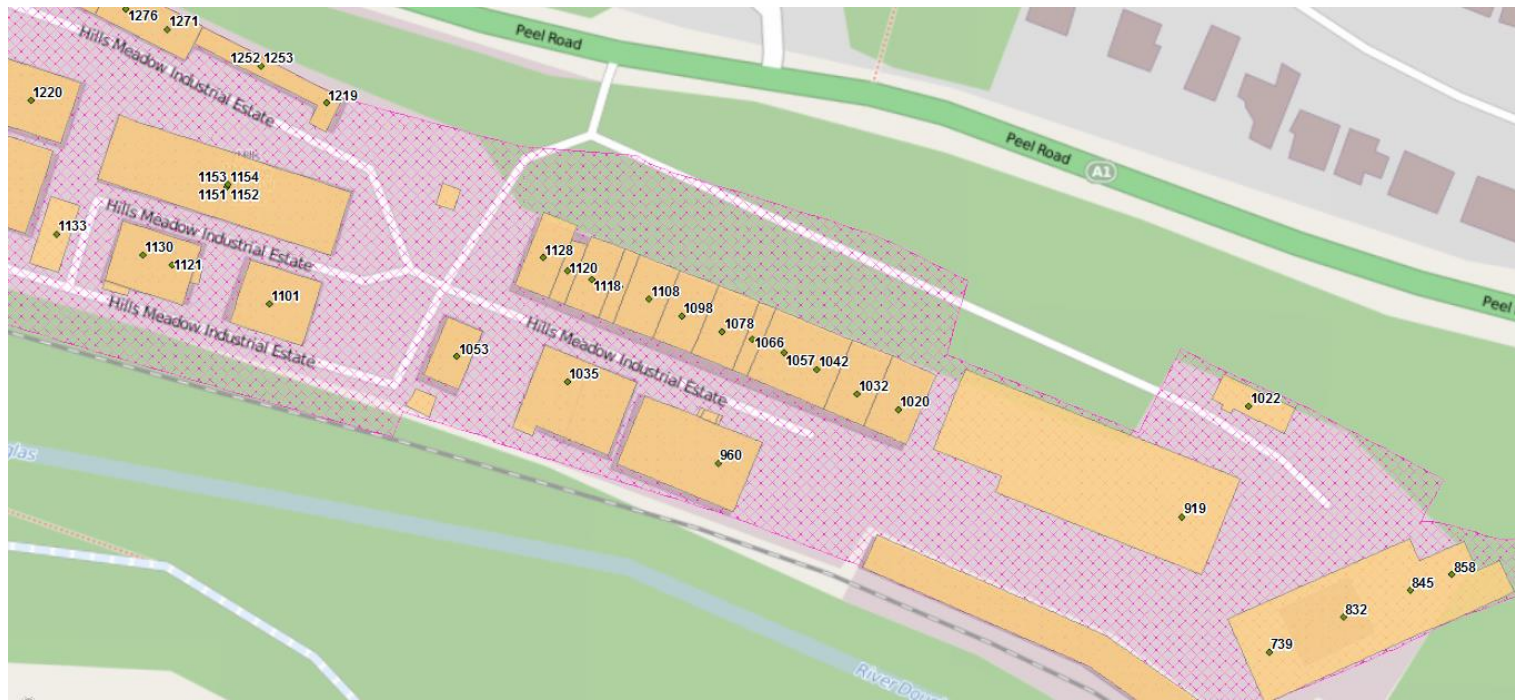


Douglas Head

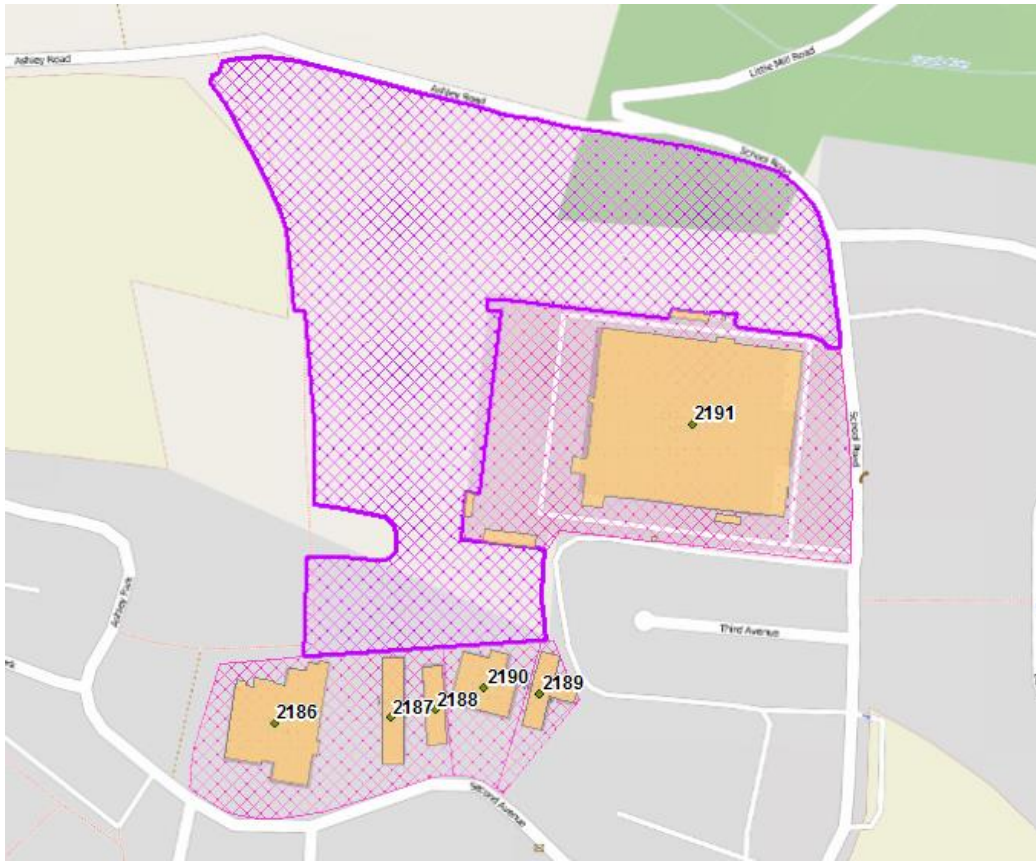


Hills Meadows (including adjoining Riverside Estate and The Old Coal Yard)

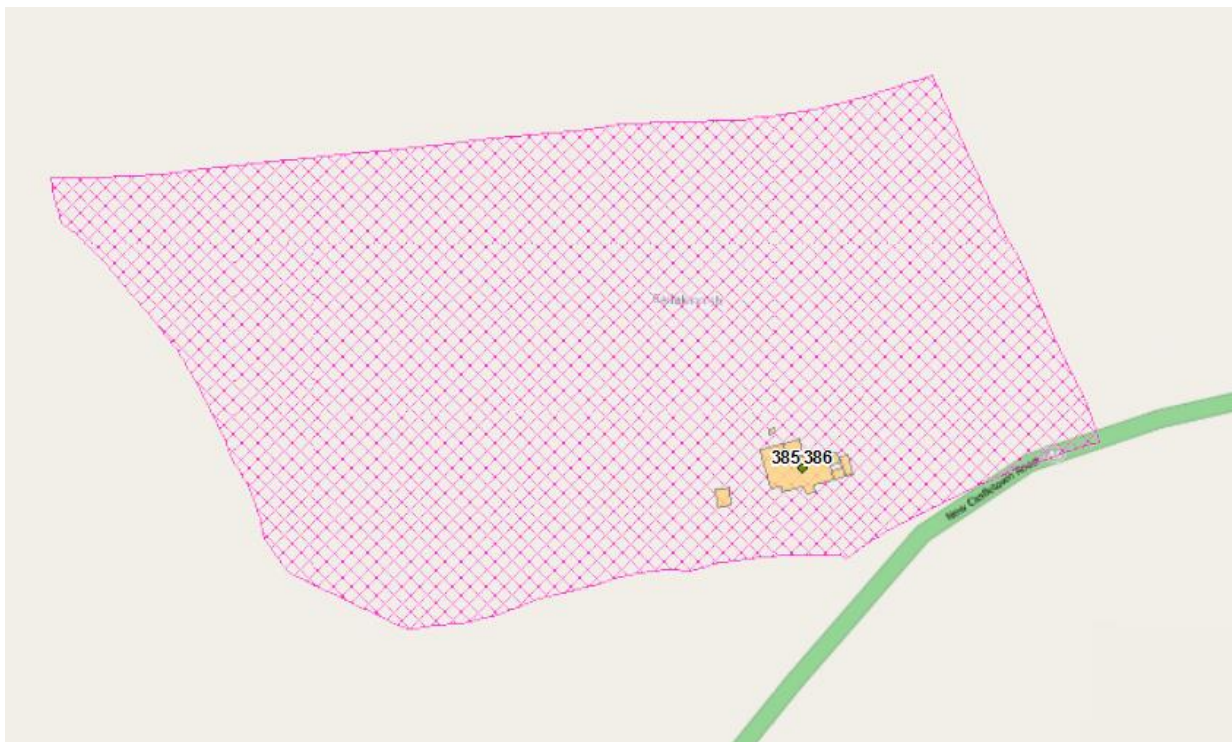




Onchan : School Road/Second Avenue



Ballakinnish



Kirby Farm



Isle of Man Government Employment Land Review Appendix 2C: EAST Tables



Tromode

A medium sized, mixed use, medium density industrial estate on the north western outskirts of Douglas, owned and managed by Clucas PLC, a local public company who let units to a wide range of tenants.

Originally the base for Clucas' former laundry business, the vacant land on the site has gradually been developed with a range of modern detached and terraced low and high eaves units occupied by IT companies (Argon and Synapse), specialist engineering (SLS Optics), training, archive, car repairs and sales and retail showrooms, (Cubbin and Bregazzi).

The original laundry buildings have been demolished and a major redevelopment scheme is underway, pre-let to Strand Facilities Services. There is no further land for development on the estate.

Four units have recently been built (Unit 17) and they all have occupiers.

The estate provides approximately 11,387 sq.m./122,572 sq.ft. of generally good quality modern industrial space and there is one available unit.

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2184	Unit 16 Tromode Estate Carrs Lane Tromode Douglas IM4 4RG	PANELCRAFT	I	1,166	12,556
2183	Unit 15e Tromode Estate Carrs Lane Tromode Douglas IM4 4RG	AULDYN CONSTRUCTION LTD	I	214	2,300
2182	Unit 15d Tromode Estate Carrs Lane Tromode Douglas IM4 4RG	CMI FINANCIAL MANAGEMENT SERVICES	SD	211	2,267
2181	Unit 15c Tromode Estate Carrs Lane Tromode Douglas IM4 4RG	CMI FINANCIAL MANAGEMENT SERVICES	SD	211	2,275
2180	Unit 15b Tromode Estate Carrs Lane Tromode Douglas IM4 4RG	QUIGGIN AND CUBBON	O	316	3,400
2179	Unit 15a Tromode Estate Carrs Lane Tromode Douglas IM4 4RG	YOUR ELECTRICAL SUPPLIES	SD	316	3,400
2178	Unit 18a Tromode Estate Carrs Lane Tromode Douglas IM4 4RG	CUBBIN & BREGAZZI LTD	R	933	10,044
2177	Unit 18b Tromode Estate Carrs Lane Tromode Douglas IM4 4RG	DESCON LTD	SD	283	3,050

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2176	Unit 18c Tromode Estate Carrs Lane Tromode Douglas IM4 4RG	SYNAPSE LTD	O	284	3,060
2175	Unit 14 A & B (formerly K/L) Tromode Estate Carrs Lane Tromode Douglas IM4 4QD	S L S OPTICS LTD	I	683	7,350
2174	Unit 14 A & B (formerly K/L) Tromode Estate Carrs Lane Tromode Douglas IM4 4QD	S L S OPTICS LTD	I		
2172	Unit 13 A & B (formerly G/H) Tromode Estate Carrs Lane Tromode Douglas IM4 4QD	S L S OPTICS LTD	I	755	8,124
2171	Unit 13 A & B (formerly G/H) Tromode Estate Carrs Lane Tromode Douglas IM4 4QB	S L S OPTICS LTD	I		
2132	Unit 12A (formerly E) Tromode Estate Carrs Lane Tromode Douglas IM4 4QD	INTERIOR REHAB	IS	338	3,640
2131	12B (formerly F) Tromode Estate Carrs Lane Tromode Douglas IM4 4QD	Riverside Ceramics	SD	175	1,880
2130	12C Tromode Estate Carrs Lane Tromode Douglas IM4 4QD		I	121	1,307
2128	Unit 11A (formerly C) Tromode Estate Carrs Lane Tromode Douglas IM4 4QD	SHIMMIN WILSON & CO	SD	117	1,260
2127	Unit 11B (formerly D) Tromode Estate Carrs Lane Tromode Douglas IM4 4QD	RIVERSIDE CERAMICS LTD	SD	117	1,260
2125	Unit 10A Tromode Estate Carrs Lane Tromode Douglas IM4 4QD	RALLY IOM LTD	SD	117	1,260
2123	Enquire House Tromode Estate Carrs Lane Tromode Douglas IM4 4QD	IT WORKS	IS	117	1,260
2122	Adj Unit 7 Tromode Estate Carrs Lane Tromode Douglas	REDEVELOPMENT SITE			
2107	Unit 7 Tromode Estate Carrs Lane Tromode Douglas IM4 4QB	REDEVELOPMENT SITE			
2101	Unit 6 Tromode Estate Carrs Lane Tromode Douglas IM4 4QB	REDEVELOPMENT SITE			
2099	The Board Room (Laundry) Tromode Estate Carrs Lane Tromode Douglas IM4 4RB	REDEVELOPMENT SITE			

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2097	Unit 3 Tromode Estate Carrs Lane Tromode Douglas IM4 4QB	REDEVELOPMENT SITE			
2095	The Engine Room Carrs Lane Tromode Douglas	REDEVELOPMENT SITE			
2094	Laundry Tromode Estate Carrs Lane Tromode Douglas IM4 4RB	REDEVELOPMENT SITE			
2100	Unit 9 Tromode Estate Carrs Lane Tromode Douglas IM4 4RB	REDEVELOPMENT SITE			
2089	Unit 5 Tromode Estate Carrs Lane Tromode Douglas IM4 4QB	REDEVELOPMENT SITE			
2088	Laundry Cottage Carrs Lane Tromode Douglas IM4 4QB	Clucas Estate Office	O	51	548
2087	Industrial Unit Old Phinik Site Carrs Road Tromode Douglas IM4 4QB	DED TRAINING CENTRE	NRI	414	4,458
2086	Old Brushworks Tromode Estate Carrs Lane Tromode Douglas IM4 4QB	DED TRAINING CENTRE	NRI		
2085	Cottage Warehouse Carrs Lane Tromode Douglas IM4 4QB	LCL AUTOCENTRE LTD	IS	361	3,890
2081	The Workshop Tannery House Carrs Lane Tromode Douglas IM4 4QB	Welterwood Staircase Centre & Residential	I	127	1,368
2078	Premier House Tromode Estate Carrs Lane Tromode Douglas IM4 4QB	ARGON TECHNOLOGIES LTD	O	827	8,898
	New Unit 8A ¹		I	139	1,500
	New Unit 8B ¹		I	139	1,500
	New Unit 8C ¹		I	139	1,500
	New Unit 8D ¹		I	139	1,500
	New Unit 7 scheduled completion October 2014 ¹		I	1,394	15,000
	New Unit 7 scheduled completion October 2014 mezzanine ¹		I	279	3,000
	Unit 17A ¹	MANX BUSINESS SOLUTIONS LTD	O	224	2,410
	Unit 17B ¹	FALCON COMMODITIES LTD	I	225	2,421

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
	Unit 17C ¹	SYNAPSE CONSULTING LTD	O	230	2,475
	Unit 17D ¹	MANAGEIT LIMITED	I	224	2,410
TOTAL				11,387	122,572

¹Entries Provided by Clucas

Ballafletcher

A medium sized, mixed use industrial estate on the north western outskirts of Douglas mostly owned by the IOM Government who have sold individual sites for development and owner occupation by approved businesses such as Duke, Greenlight Television and Mannin Media. Development has been relatively low density with a good estate road network and landscaping.

Government operations include the Creamery, the Meat Plant and the Vehicle Test Centre. The major industrial business is Swagelok, the US owned specialist engineering groups who occupy a premises on a government owned site. Other uses on the estate include specialist production facilities, service industry operations together with ancillary offices and archiving.

There are a wide range of modern building types on the estate including large government owned production plants, two storey business park style units and a large manufacturing unit.

The estate is almost fully developed, (one government owned site available at the far end of the estate) and there is one unit available. There have been no major recent changes on the estate.

The estate provides approximately 19,833 sq.m./213,489 sq.ft. of generally good quality, modern industrial and ancillary office space.

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2126	New Meat Plant Cronkbourne Douglas IM4 4QE	IOM FAT STOCK MARKETING ASSOCN	FD	3,359	36,156
2092	Central Abattoir Cronkbourne Douglas IM4 4QE	CLEARED SITE			

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2091	Vessel Storage Shed Central Creamery Ballafletcher Farm Road Cronkbourne Douglas	ISLE OF MAN CREAMERY LTD	FD	58	620
2083	Central Creamery Ballafletcher Farm Road Cronkbourne Douglas IM4 4QE	ISLE OF MAN CREAMERY LTD	FD	2,234	24,042
2082	Cattle Sheds Central Creamery Ballafletcher Farm Road Cronkbourne Douglas	ISLE OF MAN CREAMERY LTD			
2080	Agriculture House Ballafletcher Farm Road Cronkbourne Douglas IM4 4QE	VACANT OFFICES	V	269	2,897
2090	Champion House Ballafletcher Road Cronkbourne Douglas IM4 4QJ	OCCUPIER: DUKE MARKETING LTD	I	1,267	13,633
2084	Greenlight House Ballafletcher Road Cronkbourne Douglas IM4 4QJ	GREENLIGHT TELEVISION	I	743	8,000
2098	Anchor House Cronkbourne Douglas IM4 4QE	BRUCE ANCHOR LTD	I	350	3,771
2093	Millennium Studio Ballafletcher Road Cronkbourne Douglas IM4 4QJ		I	152	1,631
2111	Land At Rear Of Astrakan Cronkbourne Douglas IM4 4QE		I	126	1,352
2110	Adj To Astrakan Cronkbourne Douglas IM4 4QE		I	126	1,352
2109	Industrial Unit (communal Supply) Ballafletcher Farm Road Cronkbourne Douglas		I	126	1,352
2108	Astrakan Cronkbourne Douglas IM4 4QE		I	126	1,352

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2106	Unit 1A Woodside House Ballafletcher Road Cronkbourne Douglas IM4 4QE	NATIONWIDE INTERNATIONAL	O	126	1,352
2105	Unit 2 Woodside House Ballafletcher Road Cronkbourne Douglas IM4 4QE	STANDARD BANK (IOM) LTD	O	126	1,352
2104	Unit 3 Woodside House Ballafletcher Road Cronkbourne Douglas IM4 4QE	VACANT	V	449	4,833
2103	Woodside House Ballafletcher Road Cronkbourne Douglas	HOME STRATEGIC	O	126	1,352
2075	Tromode House Ballafletcher Road Cronkbourne Douglas IM4 4QE	ST CHRISTOPHERS FELLOWSHIP (residential home)			
2077	Test Centre Ballafletcher Road Cronkbourne Douglas IM4 4QJ	OCCUPIER: DEPARTMENT OF INFRASTRUCTURE	NRI	1,210	13,028
2079	Ballakaap Ballafletcher Road Cronkbourne Douglas IM4 4QJ	BODYSTAT LTD	I	139	1,501
2066	Factory Ballafletcher Road Cronkbourne Douglas IM4 4RA	Swagelok	I	5,475	58,937
2071	Minerva House Ballafletcher Road Cronkbourne Douglas IM4 4QJ	TECHNAUT IT CONSULTANTS LTD	O	155	1,669
2055	Mannin Media Group (factory) Ballafletcher Road Cronkbourne Douglas IM4 4RA.	MANNIN MEDIA	I	2,694	29,000
new unit	New unit between 2071 and 2055	PROGRESS SHAVING	I	400	4,306
TOTAL				19,833	213,489

Middle Park

Middle Park is a modern industrial complex affectively located in a rural cul-de-sac off the Douglas ring road on the south western outskirts of Douglas. Part of the site has been developed by the Government to operate the Energy From Waste Plant and the adjoining Animal Waste Plant. Dandara have developed the remaining areas of the estate to provide a recycling complex and, to the rear, two blocks of small industrial units, the majority of which have been sold. Dandara have planning consent to extend this scheme to provide further blocks of terraced industrial units.

The completed units have been bought by a local businessman and investors principally for storage/warehouse uses. The nearby Isle of Man Farmers Complex is located at the bottom of Richmond Hill where access can be difficult. This is a small complex of older, former agricultural buildings occupied by agricultural/rural related businesses.

These estates provide approximately 5260 sq.m./56621 sq.ft. of principally modern industrial space. There are at least five vacant units in Dandara's industrial blocks.

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
327	Recycling Compound and Distribution Centre Kewaigue Douglas	DANDARA	IS	712	7668
325	Energy From Waste Plant Richmond Hill Douglas IM4 1JH	IOM GOVT - UTILITIES			
328	Ballalough Farm Bungalow Richmond Hill Douglas IM4 1JH	NOT PART OF ESTATE			
329	Ballalough Richmond Hill Douglas IM4 1JH	NOT PART OF ESTATE			
304	Animal Waste Process Plant Richmond Hill Douglas	DEPARTMENT OF INFRASTRUCTURE	NRI	1761	18953
305	Vacant Land To Rear Of Energy From Waste Plant Richmond Hill Douglas				
326	Unit 1 Industrial Starter Units Middle Farm Richmond Hill Douglas IM4 1JL	COUNTRY WAREHOUSE	SD	139	1500

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
324	Unit 2 Industrial Starter Units Middle Farm Richmond Hill Douglas IM4 1JL	ISLAND EXHAUST SYSTEMS	IS	139	1500
323	Unit 3 Industrial Starter Units Middle Farm Richmond Hill Douglas IM4 1JL	OCCUPIER: DANDARA	I	139	1500
322	Unit 4 Industrial Starter Units Middle Farm Richmond Hill Douglas IM4 1JL	OCCUPIER: HERITAGE HOMES LTD	O	139	1500
321	Unit 5 Industrial Starter Units Middle Farm Richmond Hill Douglas IM4 1JL	MARGRAVE LTD	I	139	1500
320	Unit 6 Industrial Starter Units Middle Farm Richmond Hill Douglas IM4 1JL	OCCUPIER: DENIA INVESTMENTS LTD	I	139	1500
319	Unit 7 Industrial Starter Units Middle Farm Richmond Hill Douglas IM4 1JL	OCCUPIER: DENIA INVESTMENTS LTD	I	139	1500
318	Unit 8 Industrial Starter Units Middle Farm Richmond Hill Douglas IM4 1JL	OCCUPIER: HERITAGE HOMES LTD	I	139	1500
317	Unit 9 Industrial Starter Units Middle Farm Richmond Hill Douglas IM4 1JL	OCCUPIER: SADLER AGRICULTURAL SUPPLIERS LTD	SD	139	1500
316	Unit 10 Industrial Starter Units Middle Farm Richmond Hill Douglas IM4 1JL	OCCUPIER:SADLER AGRICULTURAL SUPPLIERS LTD	I	139	1500
315	Unit 20 Industrial Starter Units Middle Farm Richmond Hill Douglas IM4 1JL	OCCUPIER: ROGER KELLY FURNISHINGS LTD	R	139	1500
314	Unit 19 Industrial Starter Units Middle Farm Richmond Hill Douglas IM4 1JL	OCCUPIER: DANDARA	I	139	1500

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
313	Unit 18 Industrial Starter Units Middle Farm Richmond Hill Douglas IM4 1JL	OCCUPIER: MR B & MRS T A KERSHAW	I	139	1500
312	Unit 17 Industrial Starter Units Middle Farm Richmond Hill Douglas IM4 1JL	THE ROB VINE FUND	SD	139	1500
311	Unit 16 Industrial Starter Units Middle Farm Richmond Hill Douglas IM4 1JL	OCCUPIER: LCT COMMERCIAL LTD	IS	139	1500
310	Unit 15 Industrial Starter Units Middle Farm Richmond Hill Douglas IM4 1JL	OCCUPIER: DANDARA	V	139	1500
309	Unit 14 Industrial Starter Units Middle Farm Richmond Hill Douglas IM4 1JL	OCCUPIER: THYME LTD	V	139	1500
308	Unit 13 Industrial Starter Units Middle Farm Richmond Hill Douglas IM4 1JL	OCCUPIER: DANDARA	V	139	1500
307	Unit 12 Industrial Starter Units Middle Farm Richmond Hill Douglas IM4 1JL	OCCUPIER: DANDARA	V	139	1500
306	Unit 11 Industrial Starter Units Middle Farm Richmond Hill Douglas IM4 1JL	OCCUPIER: DANDARA	V	139	1500
TOTAL				5,260	56,621

Whitehoe

White Hoe is a medium sized, modern, medium density industrial estate on the southern outskirts of Douglas, owned and managed by EB Holdings, a local private developer and investor who let units to a range of tenants and businesses, principally for warehousing and distribution.

With good access off the Douglas ring road and proximity to Douglas town centre and harbour the range of generally smaller units on the estate appeals to local businesses for general storage/warehousing and distribution. A number of these businesses have relocated from older, town centre premises.

The smaller industrial units are principally arranged in a small number of large industrial blocks with adjacent car parking. The mix of businesses leasing units on the estate includes G4S, Marks and Spencer, the Manx Co-op and the Isle of Man Government (Department of Education).

A large remaining plot on the far side of the estate is available for future development.

Adjoining the White Hoe Estate, Heron & Brearley occupy a large brewery and distribution complex with ancillary offices.

These estates provide approximately 11,450 sq.m./123,247sq.ft. of good quality modern industrial space, and there are no vacant units.

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Floorspace (figures provided by Whitehoe Industrial Estate owner) (sq. m.)
393	Unit 22 Block E White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	A P Plastics & Building Supplies Ltd	IS	72
392	Unit 23 Block E White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Mannin Roofing Ltd	IS	72
391	Block E White Hoe Industrial Estate Old Castletown Road Douglas			
390	Landlords Supply 2 White Hoe Industrial Estate Old Castletown Road Douglas IM1 2QD			-
389	Unit 24 Block E White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Sean Beattie Decorators	IS	72
388	Unit 25 Block E White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Douglas Glazing Ltd	IS	72

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Floorspace (figures provided by Whitehoe Industrial Estate owner) (sq. m.)
384	Block F White Hoe Industrial Estate Old Castletown Road Douglas			
382	Unit 31 Block F White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Manx Forklifts Ltd	IS	72
370	Unit 29 Block F White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Mandoor Services	IS	72
372	Unit 36 Block F White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Homesafe Ltd	IS	72
373	Unit 28 Block F White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	A G Quayle	IS	72
374	Unit 27 Block F White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	B K Joinery	IS	72
375	Unit 33 Block F White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Manx Storage Units	SD	72
376	Unit 37 Block F White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Black Dog MMA	L	72
377	Unit 26 Block F White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Appliance Doctors	IS	72
378	Unit 32 Block F White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Fitnesspod Ltd	L	72

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Floorspace (figures provided by Whitehoe Industrial Estate owner) (sq. m.)
	Unit 30 Block F White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	MC Locksmith Services Ltd	IS	72
379	Landlords Supply Block F White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD			-
380	Unit 34 Block F White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Balla Building Services	IS	72
381	Unit 35 Block F White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	D P Cowley	IS	72
387	Unit 20 Block D White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Manx Co-op	SD	372
383	Block D White Hoe Industrial Estate Old Castletown Road Douglas			
369	Unit 21 Block D White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Tiletec Ltd	I	186
362	Unit 21A Block D White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Dohle (IOM) Ltd	SD	186
346	White Hoe Pumping Station White Hoe Industrial Estate Old Castletown Road Douglas	Pumping Station		-
344	Unit 1 Block A White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	J G Corkill Ltd	IS	279

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Floorspace (figures provided by Whitehoe Industrial Estate owner) (sq. m.)
343	Unit 2 Block A White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Isle of Man Department of Education	NRI	186
342	Block A White Hoe Industrial Estate Old Castletown Road Douglas			
341	Unit 3 Block A White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Marks and Spencer Ltd	SD	186
339	Unit 4 Block A White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Island Information Technology Services Ltd	I	279
357	Unit 7 Block B White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Landlord meter room access door only		-
355	Unit 8 Block B White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Cutting Edge Carpenters Ltd	IS	63
354	Unit 9 Block B White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Simon Trenholme Tiling Ltd (owner info)	IS	63
		Or Aqua Plumbing and Heating (rates info)		
353	Unit 10 Block B White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Words and Spaces	IS	63
349	Block B White Hoe Industrial Estate Old Castletown Road Douglas			

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Floorspace (figures provided by Whitehoe Industrial Estate owner) (sq. m.)
351	Unit 11 Block B White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Perfectnow Ltd	R	125
350	Unit 12 Block B White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Tony Taylor Ltd	IS	63
348	Unit 13 Block B White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Abode Ltd	SD	63
347	Unit 14 Block B White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Skunkworks Marketing Ltd	O	63
345	Unit 5 Block B White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	C C Automotive Ltd	IS	483
352	Unit 6 Block B White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Group 4 Securicor	IS	725
361	Unit 19 Block C White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Group 4 Securicor	IS	725
359	Unit 18 Block C White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD			
360	Block C White Hoe Industrial Estate Old Castletown Road Douglas			
358	Unit 16 Block C White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Words and Spaces	IS	242
356	Unit 15 Block C White Hoe Industrial Estate Old Castletown Road Douglas IM2 1QD	Words and Spaces	IS	242
337	Isle Of Man Breweries Distribution Centre Old Castletown Road Douglas IM2 1QG		SD	1373

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Floorspace (figures provided by Whitehoe Industrial Estate owner) (sq. m.)
336	Isle Of Man Breweries Kewaigue Douglas IM2 1QG	BREWERY	I	1373
335	Office Block Isle Of Man Breweries Kewaigue Douglas IM2 1QG		O	1373
334	Shop - Distribution Centre Isle Of Man Breweries Kewaigue Douglas IM2 1QG		SD	1373
333	Showroom Old Castletown Road Douglas IM2 1QD	AUTO ELECTRICAL	IS	216
332	1 White Hoe Cottages Old Castletown Road Douglas IM2 1QE	Derelict residential		
331	2 White Hoe Cottages Old Castletown Road IM2 1QE	Derelict residential		
330	3 White Hoe Cottages Old Castletown Road Douglas IM2 1QE	Derelict residential		
TOTAL				11,450

Spring Valley & Springham Park

A large, well established and planned modern industrial estate on the Douglas ring road. This relatively high density estate was principally developed by the Isle of Man Industrial Development Company who own and manage the estate and let units to a wide range of users. The relatively standard terraced units are occupied by a range of local businesses, principally in distribution and warehousing. There are builder's merchants, showrooms, archiving, a gym, and small engineering works.

On the Cooil Road frontage larger units are let to retailers including B&Q, Agrimark (cash and carry), Curry's PC World and Pets at Home. Skanco (IT services) and the Isle of Man Post Office occupy purpose built units on the estate.

The more recently developed Springham Park affectively forms a rear extension to the Spring Valley Industrial Estate on the north side. This area is more congested as the estate road forms a cul-de-sac. Springham Park is occupied by a range of businesses including hauliers, car repairers, office equipment and drinks supplies. There is at least one vacant unit on Springham Park.

Spring Valley provides approximately 27,442 sq.m./ 295,389 sq.ft. and Springham provides 6,720 sq.m./72,340 sq.ft. of average quality modern industrial space. There are at least three vacant units on the Spring Valley Industrial Estate.

The estates are fully developed.

Spring Valley

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
1591	Graylaw Freight Terminal Spring Valley Industrial Estate Douglas IM2 2QT	Graylaw Freight	SD	574	6,174
1515	Sorting Office Spring Valley Industrial Estate Douglas IM2 2AA	Post Office	SD	3,559	38,309
1456	Skanco Court Cooil Road Douglas IM2 2SR	Skanco (offices)	O	566	6,093
1421	Estate Office Cooil Road Douglas IM2 2AF	IOM Devt	O	122	1,318
1408	1A Cooil Road Douglas IM2 2AF		O		
1407	1 Cooil Road Douglas IM2 2AF		O		
1446	Unit 35 Spring Valley Industrial Estate Douglas IM2 2QT	B&Q	R	4,454	47,942
1476	Unit 33 Spring Valley Industrial Estate Douglas IM2 2QT	MODERN SECURITY SYSTEMS IOM LTD	SD	456	4,905
1483	Unit 31 Spring Valley Industrial Estate Douglas IM2 2QT	PACESETTER DISTRIBUTION LTD	SD	456	4,905
1478	Unit 29 Spring Valley Industrial Estate Douglas IM2 2QT	STORALL LTD	SD	288	3,100
1473	Unit 27 Spring Valley Industrial Estate Douglas IM2 2QT	ADORE (showroom)	SD	297	3,194
1464	Unit 23 Spring Valley Industrial Estate Douglas IM2 2QT	EDMUNDSON ELECTRICAL LTD	SD	305	3,286
1455	Unit 19 Spring Valley Industrial Estate Douglas IM2 2QT	KISSACK CARE LTD	SD	147	1,582
1453	Unit 17 Spring Valley Industrial Estate Douglas IM2 2QT	MR CRAIGIE T/A INC INTERIOR DESIGN	R	150	1,619

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
1533	Jack Frost Spring Valley Industrial Estate Douglas IM2 2QU		FD	682	7,339
1565	Unit 44 Spring Valley Industrial Estate Douglas IM2 2QS	BAKER TILLY	SD	252	2,710
1569	Unit 42 Spring Valley Industrial Estate Douglas IM2 2QS	HARRISON HIRE (IOM) LIMITED	IS	242	2,600
1573	Unit 40 Spring Valley Industrial Estate Douglas IM2 2QS	IOM PUBLIC RECORDS OFFICE	SD	595	6,403
1575	Unit 40a Spring Valley Industrial Estate Douglas IM2 2QS	OCCUPIER: IOM PUBLIC RECORDS OFFICE	SD	595	6,403
1556	Unit 38 Spring Valley Industrial Estate Douglas IM2 2QS	ZENITH INDUSTRIAL PRODUCTS LTD	SD	350	3,769
1540	Unit 36 Spring Valley Industrial Estate Douglas IM2 2QS	DEPARTMENT OF HOME AFFAIRS	SD	234	2,517
1534	Unit 34 Spring Valley Industrial Estate Douglas IM2 2QS	OCCUPIER: GUNN JCB	IS	238	2,559
1513	Unit 32 Spring Valley Industrial Estate Douglas IM2 2QS	VACANT	SD	372	4,000
1485	Unit 30 Spring Valley Industrial Estate Douglas IM2 2QS	STORALL LTD	IS	372	4,000
1477	Unit 28 Spring Valley Industrial Estate Douglas IM2 2QS	STRAND CLEANERS	IS	372	4,000
1460	Unit 26B Spring Valley Industrial Estate Douglas IM2 2QS	STORALL LTD	SD	460	4,952
1461	Unit 26A Spring Valley Industrial Estate Douglas IM2 2QS	VACANT	V	280	3,011
1458	Unit 26C Spring Valley Industrial Estate Douglas IM2 2QS	VACANT	V	535	5,758
1459	Unit 26 Spring Valley Industrial Estate Douglas IM2 2QS				

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
1450	Unit 24 Spring Valley Industrial Estate Douglas IM2 2QR	AUTO TRADE CENTRE LTD	IS	290	3,125
1447	Unit 22 Spring Valley Industrial Estate Douglas IM2 2QR	AUTO TRADE CENTRE LTD	IS	378	4,073
1436	Unit 20 Spring Valley Industrial Estate Douglas IM2 2QR	VACANT	V	372	4,000
1425	Unit 18 Spring Valley Industrial Estate Douglas IM2 2QR	VACANT	V	372	4,000
1410	Unit 16 Spring Valley Industrial Estate Douglas IM2 2QR	N K JOINERY	IS	280	3,011
1437	Unit 7/9/11 Spring Valley Industrial Estate Douglas IM2 2QR	ISLE OF MAN DEVELOPMENT COMPANY LTD	O	392	4,222
1427	7 Spring Valley Industrial Estate Douglas IM2 2QR	TARGET TOOLS LTD	SD	393	4,228
1422	Unit 5 Spring Valley Industrial Estate Douglas IM2 2QR	VACANT	V	372	4,000
1409	Unit 3 Spring Valley Industrial Estate Douglas IM2 2QR	IOM POLICE RECORDS OFFICE	SD	571	6,151
1325	Unit 1 Spring Valley Industrial Estate Douglas IM2 2QR	AGRIMARK LTD	R	2,877	30,972
1266	Water Authority Pumping Station Agrimark Site Spring Valley Industrial Estate Douglas		NRI	115	1,241
1391	Unit 14 Spring Valley Industrial Estate Douglas IM2 2QR	TNT EXPRESS (UK) LTD	SD	586	6,309
1360	Unit 12 Spring Valley Industrial Estate Douglas IM2 2QR	LOVE LIGHTING LTD	SD	568	6,116
1342	Unit 10 Spring Valley Industrial Estate Douglas IM2 2QR	BAFS LTD	SD	561	6,036
1306	Unit 8 Spring Valley Industrial Estate Douglas IM2 2QR	DRIMPTON LTD	L	577	6,208

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
1274	Unit 4 Spring Valley Industrial Estate Douglas IM2 2QR	PETS AT HOME LIMITED	R	635	6,835
1235	Unit 2 Spring Valley Industrial Estate Douglas IM2 2QR	DSG RETAIL LIMITED			
1109	Unit No TBC Spring Valley Industrial Estate Douglas IM2 2QR	CURRY'S/PC WORLD	R	1,074	11,565
TOTAL				27,442	295,389

Springham Park

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
1611	Icd Limited Spring Valley Industrial Estate Douglas IM2 2QT	Trade Distribution	SD	1,002	10,782
1612	Office World Unit 3-4 Springham Commercial Park Spring Valley Industrial Estate Douglas IM2 2QU		SD	572	6156
1608					
1603					
1604	Phink Engineering Unit 5 Block B Springham Commercial Park Spring Valley Industrial Estate Douglas IM2 2QU		I	286	3078
1598	Tromode Motors Unit 6 Block B Springham Commercial Park Spring Valley Industrial Estate Douglas IM2 2QU		IS	286	3078
1599					
1635	Ailsa House - Mannvend Unit 1-2 Springham Commercial Park Spring Valley Industrial Estate Douglas IM2 2QU	Mannvend	SD	877	9439
1631					
1626					

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
1555	Unit 14 Springham Ind Est Spring Valley Industrial Estate Douglas IM2 2QU	SHARE THE CARE LTD	SD	928	9989
1558	Springham Ind Est Spring Valley Industrial Estate Douglas	HOSPICE	SD		
1561	Post A Rose Unit 13 Springham Ind Est Spring Valley Industrial Estate Douglas IM2 2QU	HOSPICE	SD		
1558	Springham Ind Est Spring Valley Industrial Estate Douglas				
1563	Unit 12 Block D Springham Ind Est Spring Valley Industrial Estate Douglas IM2 2QR		V	620	6669
1566	Unit 11 Block D Springham Ind Est Spring Valley Industrial Estate Douglas IM2 2QR		I	430	4629
1571	Unit 10a Block D Springham Ind Est Spring Valley Industrial Estate Douglas IM2 2QR	DISCOUNT CARPETS	R	430	4629
1570	Unit 10 Block D Springham Ind Est Spring Valley Industrial Estate Douglas IM2 2QR	ART STORES LTD	SD	430	4629
1574	Unit 9 Block C Springham Ind Est Spring Valley Industrial Estate Douglas IM2 2QR	MANNVEND LIMITED	SD	430	4629
1577	Unit 8a Block C Springham Ind Est Spring Valley Industrial Estate Douglas IM2 2QR	MR ROBIN SMITH: SPRINGHAM LTD	IS	430	4629
TOTAL				6,720	72,340

IOM Business Park (and adjacent Ballapaddag)

The Isle of Man Business Park is the leading mixed use business park on the Island, developed over the last 20 years by leading Island developers, Dandara. Located on the south western outskirts of Douglas, with excellent transport links off the Douglas ring road, the estate is a large, landscaped, medium density estate comprising office buildings in the western section (Royal London 360 and Manx Telecom) and industrial units in the eastern section which now includes the former Donkey Fields.

Dandara have developed and sold industrial buildings to owner occupiers or investors. There is a neighbourhood centre including public house, a nursery and shops.

Industrial buildings range from two storey industrial/warehouse units with ancillary offices, standard terraced warehouse/workshop units to purpose built industrial complexes for occupiers including Douglas Corporation, Manx Telecom and Manx Utilities.

Other uses include vehicle workshops, retail car sales, self storage, archiving, disaster recovery and retail showrooms. Major occupiers include builder's merchants, Haldane Fisher. There is little specialist manufacturing taking place on the estate.

The Business Park is now almost fully developed and the final industrial units are now in the course of construction. There are sites remaining for headquarters office buildings in the western section.

Ballapaddag is located adjacent to the business park in a semi-rural position on the south side of Cooil Road and comprises a modern, medium size specialist industrial complex principally developed for owner occupation by the Robinsons Food, Fruit and Vegetable business, but also including Riley's Garden Centre and the new Eden Park, 24 unit industrial estate which is now in the course of construction.

Isle of Man Business Park and Ballapaddag provides approximately 32,466 sq.m./349,469 sq.ft. of good quality, modern industrial and ancillary space. There are very few vacant units on the business park although the final industrial units are under construction and the new Eden Park industrial units will shortly come on stream.

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
1821	Horse And Plough Isle Of Man Business Park Douglas IM2 2QZ	HORSE AND PLOUGH	FD	472	5077
1820	Flat Above Horse And Plough Isle Of Man Business Park Douglas IM2 2QZ				
1807	Takeaway Isle Of Man Business Park Douglas IM2 2QZ	TAKEAWAY & NEWSAGENT	R	211	2270
1785	Park House Nursery Isle Of Man Business Park Douglas IM2 2QZ	PARK HOUSE NURSERY	NRI	234	2523
1767	Global House Isle Of Man Business Park Douglas IM2 2QZ		O	478	5150

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
1733	Dandara Head Office - Unit 5b Isle Of Man Business Park Douglas IM2 2SA	DANDARA	O	1338	14400
1736	Annex Park House Isle Of Man Business Park Douglas IM2 2QZ	FIRST NAMES MANAGEMENT LTD	O	353	3798
1735	Flat Annex Park House Isle Of Man Business Park Douglas IM2 2QZ				
1734	Park House Isle Of Man Business Park Douglas IM2 2SA				
1697	Toyota Garage Isle Of Man Business Park Douglas IM2 2QZ	CALEDONIAN CARS	R	606	6521
1680	Garage And Showroom Isle Of Man Business Park Douglas IM2 2QZ		R	444	4778
1682	Ground Floor Island House Isle Of Man Business Park Douglas IM2 2QZ	NORDEA LIFE & PENSIONS LTD	O	131	
1684	Island House Isle Of Man Business Park Douglas IM2 2QZ	FIRST NAMES MANAGEMENT LTD	O	131	
1685	First Floor Island House Isle Of Man Business Park Douglas IM2 2QZ		O	131	5620
1683	Second Floor Island House Isle Of Man Business Park Douglas IM2 2Q	CEMEX ISLAND AGGREGATES LTD	O	131	
1672	First Floor Office Marquis House Isle Of Man Business Park Douglas IM2 2QZ	GAR PROPERTIES LTD	O	131	5620

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
1671	Marquis House Isle Of Man Business Park Douglas IM2 2QZ	GAR PROPERTIES LTD	O	131	
1670	Second Floor Office Marquis House Isle Of Man Business Park Douglas IM2 2QZ	GAR PROPERTIES LTD	O	131	
1669	Ground Floor Office Marquis House Isle Of Man Business Park Douglas IM2 2QZ	GAR PROPERTIES LTD	O	131	
1664	Compass House Isle Of Man Business Park Douglas IM2 2QZ	BIBBY SHIP MANAGEMENT	O	260	2800
1687	Unit 31 To 32 Isle Of Man Business Park Douglas IM2 2QZ	STAR SERVICES LIMITED	IS	193	2076
1686	Unit 33 Isle Of Man Business Park Douglas IM2 2QZ	ARCHIVING FOR ADVOCATES	SD	193	2076
1681	Unit 34 Isle Of Man Business Park Douglas I IM2 2QZ	MR & MRS C I COLLINS	I	193	2076
1679	Unit 35 Isle Of Man Business Park Douglas IM2 2QZ	GASMANN LTD	SD	193	2076
1676	Unit 36 Isle Of Man Business Park Douglas IM2 2QZ	GREGG MEMORIALS	I	193	2076
1673	Unit 37 Isle Of Man Business Park Douglas IM2 2QZ	ARCHIVING FOR ADVOCATES	SD	193	2076
1659	Manx Telecom Corporate Headquarters Isle Of Man Business Park Douglas IM2 2QZ	MANX TELECOM LTD	O	960	10334

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
1660	Manx Telecom All Island Kiosks Isle Of Man Business Park Douglas IM99 1HX	MANX TELECOM LTD	O	30	325
1656	British Red Cross Building Isle Of Man Business Park Douglas IM2 2QZ	BRITISH RED CROSS SOCIETY	SD	231	2491
1658	Restart Unit Isle Of Man Business Park Douglas IM2 2QZ	RESTART UNIT	SD	551	5927
1654	Mobile Phone Site Manx Telecom Isle Of Man Business Park Douglas	UTILITIES			
1657	Greenhill Communications Centre Isle Of Man Business Park Douglas I IM2 2QZ	MANX TELECOM LTD	SD	1907	20527
1653	Douglas Corporation Depot Isle Of Man Business Park Douglas IM2 2QY	DOUGLAS CORPORATION	SD	2015	21695
1633	Manx Electricity Authority Ballacottier Headquarters Isle Of Man Business Park Douglas IM2 2QZ	MANX UTILITIES	O	1340	14427
1634	MEA GAZ For Navision At Ballacottier Isle Of Man Business Park Douglas IM2 2QZ				
1625	Manx Electricity Authority Ballacottier Stores/workshop Cooil Road Douglas IM2 2QZ	MANX UTILITIES	SD	1873	20164
1616	Unit 22 Isle Of Man Business Park Douglas IM2 2QY	COTTAGE TO CASTLE CLEANING	IS	203	2187

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
1619	Unit 23 Isle Of Man Business Park Douglas IM2 2QY	Manz Auto Glazingf	IS	203	2187
1629	Unit 24 Isle Of Man Business Park Douglas IM2 2QY	LLOYDS	SD	203	2187
1632	Unit 25 Isle Of Man Business Park Douglas IM2 2QY	LLOYDS	SD	203	2187
1630	Unit 26 Isle Of Man Business Park Douglas IM2 2QY	LAURENCE KEENAN ADVOCATE	SD	203	2187
1624	Unit 27 Isle Of Man Business Park Douglas IM2 2QY		IS	203	2187
1623	Unit 15 Isle Of Man Business Park Douglas IM2 2QY	OCCUPIER: MR & MRS R F KEILL	I	174	1868
1618	Unit 16 Isle Of Man Business Park Douglas IM2 2QY	SIGNRITE	I	174	1868
1614	Unit 17 Isle Of Man Business Park Douglas IM2 2QY	OCCUPIER: E BRYAN FURNITURE REMOVERS	IS	174	1868
1607	Unit 18 Isle Of Man Business Park Douglas IM2 2QY	RYEMEADOW LTD	I	174	1868
1605	Unit 19 Isle Of Man Business Park Douglas IM2 2QY	UNIT 19 LTD	I	174	1868
1597	Unit 20 Isle Of Man Business Park Douglas IM2 2QY	APEX CEILINGS & PARTITIONS	I	174	1868
1593	Unit 21 Isle Of Man Business Park Douglas IM2 2QY	CHILLPHASE LTD	I	174	1868
1617	Unit 14 Isle Of Man Business Park Douglas IM2 2QY	MANX STORAGE UNITS LTD	SD	619	6659
1615	Unit 13 Isle Of Man Business Park Douglas IM2 2QY	MANX STORAGE UNITS LTD			
1610	Unit 12 Isle Of Man Business Park Douglas IM2 2QY	MANX STORAGE UNITS LTD			

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
1595	Unit 11 Isle Of Man Business Park Douglas IM2 2QY	DPM	IS	154	1660
1594	Unit 10 Isle Of Man Business Park Douglas IM2 2QY		I	154	1660
1590	Unit 9 Isle Of Man Business Park Douglas IM2 2QY	EYESPY SECURITY	IS	154	1660
1588	Unit 8 Isle Of Man Business Park Douglas IM2 2QY	THE GARAGE DOOR & AUTOMATION CO	I	154	1660
1587	Unit 7 Isle Of Man Business Park Douglas IM2 2QY	THE GARAGE DOOR & AUTOMATION CO	I	154	1660
1585	Unit 1 4wd And Van Centre Isle Of Man Business Park Douglas IM2 4WD	4WD & VAN CENTRE & 4HIRE	IS	80	863
1583	Unit 2 4wd And Van Centre Isle Of Man Business Park Douglas IM2 4WD	4WD & VAN CENTRE & 4HIRE	IS	80	863
1582	Unit 3 4wd And Van Centre Isle Of Man Business Park Douglas I IM2 4WD	4WD & VAN CENTRE & 4HIRE	IS	80	863
1581	Unit 4 4wd And Van Centre Isle Of Man Business Park Douglas IM2 4WD	4WD & VAN CENTRE & 4HIRE	IS	80	863
1580	Unit 5 4wd And Van Centre Isle Of Man Business Park Douglas IM2 4WD	BARRY CURRAN MOTORS	IS	80	863
1579	Unit 6 4wd And Van Centre Isle Of Man Business Park Douglas IM2 4WD	BARRY CURRAN MOTORS	IS	80	863
1578	Unit 7 4wd And Van Centre Isle Of Man Business Park Douglas IM2 4WD	BARRY CURRAN MOTORS	IS	80	863

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
1567	4 Hire Maintenance Building Isle Of Man Business Park Douglas IM2 2QY		IS	374	4025
1584	Securicor Building Isle Of Man Business Park Douglas I IM2 2SE	G4S SECURITY SERVICES	IS	1154	12426
1525	4wd And Van Centre Isle Of Man Business Park Douglas IM2 4WD	BARRY CURRAN MOTORS	IS	381	4103
1602	Unit 1 Isle Of Man Business Park Douglas IM2 2QY	JC FARGHER	IS	185	11941
1600	Unit 2 Isle Of Man Business Park Douglas IM2 2QY	SIGNRITE	I	185	
1596	Unit 3 Isle Of Man Business Park Douglas IM2 2QY	JW WELDING	I	185	
1592	Unit 4 Isle Of Man Business Park Douglas IM2 2QY		I	185	
1589	Unit 5 Isle Of Man Business Park Douglas IM2 2QY		I	185	
1586	Unit 6 Isle Of Man Business Park Douglas IM2 2QY		I	185	
1557	Haldane Fisher Saw Mills Isle Of Man Business Park Douglas I IM2 2QY	HALDANE FISHER (IOM) LTD	SD	2314	
1498	Unit 38 Isle Of Man Business Park Douglas IM2 2QY		I	1230	13240
1486	Unit 39 Isle Of Man Business Park Douglas IM2 2QY		I		
1475	Unit 41 Isle Of Man Business Park Douglas IM2 2QY		I		
1475	Unit 41 Isle Of Man Business Park Douglas IM2 2QY		I		

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
1475	Unit 41 Isle Of Man Business Park Douglas IM2 2QY		I		
1471	Unit 42 Isle Of Man Business Park Douglas IM2 2QY		I		
1499	Ballapaddag Cooil Road Douglas IM4 2AF	ROBINSONS	R	1845	19862
1564	Eden Park Garden Centre Ballapaddag Cooil Road Douglas IM4 2AF	RILEY'S GARDEN CENTRE	R	1589	17101
1576	Ballapaddag Farm Cooil Road Douglas IM4 2AF		O	119	1280
1609	Field 521888 Cooil Road Douglas		O	367	3952
1606	Celton Manx Building Isle Of Man Business Park Douglas IM2 2QZ				
1622	COTTAGES			0	
1621				0	
1620				0	
1655	Royal London House Isle Of Man Business Park Douglas IM2 2QZ	ROYAL LONDON 360	O	1277	13750
1448	Unit 1 Ballapaddag Industrial Estate Douglas IM4 2AF	H RICHMOND	SD	815	8776
1445	Unit 2 Ballapaddag Industrial Estate Douglas IM4 2AF				
TOTAL				32,466	349,469

Snugborough Trading Estate

A large, sprawling group of adjoining industrial areas located on the north east side of the main Douglas to Peel road between Braddan and Union Mills, the major area

being the Snugborough Estate in the northern section. Access to these areas is restricted during the TT and MGP periods.

The Snugborough Estate is a medium sized, mixed use, relatively high density estate which has suffered from a lack of good quality estate management. The estate road network is basic, parking is often congested and there is an absence of landscaping.

A wide range of modern, low and high eaves industrial units are either owner occupied or let by a number of landlords. Units are used for a wide range of purposes with a higher than average proportion of retail showrooms, (B&B Furniture, Lifestyle Furniture, car and carpet retailers), together with window manufacturers, builders merchants, hauliers, archive storage and government facilities, (Board of Education premises).

The major manufacturer on the estate is DLP (specialist disability equipment) who occupy four units. The lower end of the estate offers more basic facilities including a scrap yard, waste compounds and a number of detached warehouse units for vehicle and plant operators. The estate is fully developed.

The industrial areas to the south of the Snugborough estate are generally of poor quality, located in a narrow strip between the road and the river, with poor and restricted access and estate roads. Occupiers include Rural Industries who manufacture a range of concrete products and let a range of relatively small industrial units and stores. Manx Gas has a plant and there are builder's compounds and a small number of modern industrial units. There is an industrial development site in the southern section.

The Snugborough estate and adjoining industrial areas provide approximately 28,063 sq.m./302,082 sq.ft. of varying quality modern industrial space. There are at least three vacant units on the Snugborough estate.

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2076	Unit 1 Snugborough Trading Estate Union Mills IM4 4LH	B&B FURNITURE	SD	348	3750
2074	Unit 2 Snugborough Trading Estate Union Mills IM4 4LH		V	348	3750
2073	Unit 2a Snugborough Trading Estate Union Mills IM4 4LH	OSBORN CARPETS LTD	SD	791	8520

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2072	Unit 3 Snugborough Trading Estate Union Mills IM4 4LQ	A E CORKILL (REMOVALS) LTD	IS	1246	13416
2070	Unit 27 Snugborough Trading Estate Union Mills IM4 4LH		I	1239	13335
2069	Unit 26 Snugborough Trading Estate Union Mills IM4 4LH	UNIQUE FIRE PROTECTION	IS	1239	13335
2068	Unit 25 Snugborough Trading Estate Union Mills IM4 4LH	B AND B SALES	R	1239	13335
2062	Unit 28 Snugborough Trading Estate Union Mills IM4 4LH	MANX GLASS AND GLAZING LTD	IS	1239	13335
2057	Unit 11B Snugborough Trading Estate Union Mills IM4 4LQ (LOCATED OUTSIDE THE ESTATE)				
2051	No 30 Unit K Snugborough Trading Estate Union Mills IM4 4LH	PKF LTD	I	273	2934
2050	No 31 Unit K Snugborough Trading Estate Union Mills IM4 4LH	BRENT MEALIN	R	273	2934
2047	No 29 Unit K Snugborough Trading Estate Union Mills IM4 4LH	VACANT	V	273	2934
2049	No 33 Unit K Snugborough Trading Estate Union Mills IM4 4LH	VACANT	V	281	3030

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2045	No 32 Unit K Snugborough Trading Estate Union Mills IM4 4LH	VACANT	V	265	2857
2065	No 5/unit F Snugborough Trading Estate Union Mills IM4 4LH	B AND B SALES	R	304	3274
2064	Unit 7 Snugborough Trading Estate Union Mills IM4 4LH	DOXBOND (ISLE OF MAN) LTD	SD	303	3259
2061	Unit 8 Snugborough Trading Estate Union Mills IM4 4LH	D L GELLING WHOLESALE	IS	214	2305
2060	Unit F Snugborough Trading Estate Union Mills IM4 4LH	B AND B SALES	R	531	5717
2056	Unit 10 Snugborough Trading Estate Union Mills IM4 4LH	DOXBOND (ISLE OF MAN) LTD	SD	308	3317
2067	Unit 19E Snugborough Trading Estate Union Mills IM4 4LH	MANX INDEPENDENT CARRIERS	SD	321	3456
2063	Unit 19D Snugborough Trading Estate Union Mills IM4 4LH	MANX INDEPENDENT CARRIERS	SD	362	3892
2058	Unit 11C Snugborough Trading Estate Union Mills IM4 4LQ	D L GELLING WHOLESALE	SD	302	3251
2052	Unit 11B Snugborough Trading Estate Union Mills IM4 4LQ	DLP LTD			
2046	Unit 11A Snugborough Trading Estate Union Mills I IM4 4LQ	DLP LTD	I	604	6503

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2054	Unit 19C Snugborough Trading Estate Union Mills IM4 4LG	MANX INDEPENDENT CARRIERS	SD	503	5412
2053	Unit 19A Snugborough Trading Estate Union Mills IM4 4LH				
2048	Unit 5 Snugborough Trading Estate Union Mills IM4 4LG				
2059	Unit 199999 Snugborough Trading Estate Union Mills IM4 4LH	MANX INDEPENDENT CARRIERS	SD	1771	19064
2042	Unit 12 Snugborough Trading Estate Union Mills IM4 4LQ	DALE AND COLVIN LTD	I	385	4144
2040	Unit 13 Snugborough Trading Estate Union Mills IM4 4LQ	DALE AND COLVIN LTD	I	403	4339
2044	Unit 36 Snugborough Trading Estate Union Mills IM4 4LH	GF FORKTRUCKS	IS	196	2110
2043	Unit L Snugborough Trading Estate Union Mills IM4 4LH	DLP LTD	I	1965	21152
2039	Iom Bank Store Snugborough Trading Estate Union Mills IM4 4LH	DLP LTD	1	349	3758
2036	Adjacent To Iom Bank Store Snugborough Trading Est. Union Mills IM4 4LH				
2037	Unit 14 Snugborough Trading Estate Union Mills IM4 4LH	DATASAFE	SD	522	5616

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2038	Unit 19 Snugborough Trading Estate Union Mills IM4 4LH	DEPT OF EDUCATION	NRI	376	4047
2035	Unit 20 Snugborough Trading Estate Union Mills IM4 4LH				
2033	Unit 21 Snugborough Trading Estate Union Mills IM4 4LH				
2031	Unit 22 Snugborough Trading Estate Union Mills IM4 4LH				
2032	Unit 15 Snugborough Trading Estate Union Mills IM4 4LH		I	393	4228
2041	Unit 37 Snugborough Trading Estate Union Mills IM4 4LH	VACANT	V	189	2036
2034	Unit 39 Snugborough Trading Estate Union Mills IM4 4LH	OUTDOOR POWER & PLANT LTD	IS	357	3842
2030	Unit 40 Snugborough Trading Estate Union Mills IM4 4LH	OUTDOOR POWER & PLANT LTD	IS	272	2925
2029	Compound 41 Snugborough Trading Estate Union Mills IM4 4LG	CEDAR CONSTRUCTION	IS	79	851
2028	Unit 45A Snugborough Trading Estate Union Mills	ONCHAN DISTRICT COMMISSIONERS	NRI	424	4563
2027	Unit 16 Snugborough Trading Estate Union Mills IM4 4LG	LIFESTYLE FURNITURE	SD	602	6481

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2026	Unit 16A Snugborough Trading Estate Union Mills IM4 4LH	LIFESTYLE FURNITURE	SD	590	6347
2025	Unit 17 Snugborough Trading Estate Union Mills IM4 4LH	REGAL ALUMINIUM	I	430	4630
2024	Unit 18A Snugborough Trading Estate Union Mills IM4 4LG	FULTON VEHICLES SPECIALIST	IS	586	6305
2023	Unit 18 Snugborough Trading Estate Union Mills IM4 4LH	CU-PLAS CALLOW IOM LTD	R	586	6305
2022	New Unit 12 Rural Industries Estate Peel Road Braddan Douglas IM4 4LF	K ASHWORTH	I	194	2087
2021	New Unit 11 Rural Industries Estate Peel Road Braddan Douglas IM4 4LF	K ASHWORTH	I		
2019	Office And Workshop Rural Industries Estate Peel Road Braddan Douglas IM4 4LF	RURAL INDUSTRIES	I	2198	23663
2017	New Unit 6 Rural Industries Estate Peel Road Braddan Douglas Isle Of Man IM4 4LF	WEEDSPEED	IS	84	900
2016	New Unit 5 Rural Industries Estate Peel Road Braddan Douglas IM4 4LF	B DUNSTON	IS	93	1000
2015	New Unit 7 Rural Industries Estate Peel Road Braddan Douglas IM4 4LF	ENGINEERING PLANT	I	84	900

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2014	New Unit 4 Rural Industries Estate Peel Road Braddan Douglas IM4 4LF	MOTIVATION LTD	I	93	1000
2013	New Unit 1 Rural Industries Estate Peel Road Braddan Douglas IM4 4LF	BM HOWLAND	SD	93	1000
2012	New Unit 3 Rural Industries Estate Peel Road Braddan Douglas IM4 4LF	MOTIVATION LTD	I	93	1000
2011	New Unit 2 Rural Industries Estate Peel Road Braddan Douglas IM4 4LF	WOODBOURNE CAR	IS	93	1000
2020	Plot 8 Rural Industries Estate Peel Road Braddan Douglas IM4 4LF	MR I M ABRAHAMS	SD	16	171
2010	Gas Bottling Plant Peel Road Industrial Estate Braddan Douglas IM4 4LE	MANX GAS	I	223	2396
2007	Unit 2 Peel Road Industrial Estate Braddan Douglas IM4 4LF	AULDYN CONSTRUCTION	IS	730	7860
2006	Unit 1 Peel Road Industrial Estate Braddan Douglas IM4 4LE				
2002	The Second Milestone Peel Road Braddan Douglas IM4 4LE	TRANSMAN	SD	480	5172
2001	B C S House Peel Road Braddan Douglas IM4 4LE	PARKINSONS	IS	153	1651
2000	Ballafletcher Cottage Peel Road Braddan Douglas IM4 4LD	RESIDENTIAL			
1995	Unit 1 Ballafletcher Peel Road Braddan Douglas		I	157	1688

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
	IM4 4LD				
1994	Outbuildings Ballafletcher Peel Road Braddan Douglas IM4 4LD		I		
TOTAL				28,063	302,082

Middle River

A modern, medium sized, medium density industrial estate developed by a number of investors and owner occupiers and now in multiple ownership. The estate is a small distance from Douglas town centre and is adjacent to the power station.

Units on the estate comprise standard high eaves industrial warehouse units together with a number of business park style units providing trade showrooms with ancillary offices above for occupiers including Edmundson Electrical, City Electrical Factors and Hartford Homes.

At the lower end of the estate a range of smaller terraced industrial units provide accommodation for local businesses in a relatively congested area. This lower end of the estate is the location of the Government operated amenity site (refuse). At the far end of the estate there is a scaffolding yard which has development potential. Shoprite have extensive warehousing at the entrance of the estate.

The estate and adjoining areas provide approximately 15,497 sq.m./166,805 sq.ft. of good quality, modern industrial space and there is one vacant unit.

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
479	Plot 7 Middle River Industrial Estate Douglas	HSS TOOL HIRE	IS	1073	11549
473	Unit 10A Middle River Industrial Estate Douglas IM2 1AL	AUTOLOGIE	IS	142	6092
474	Unit 9A Middle River Industrial Estate Douglas IM2 1AL	AUTOLOGIE	IS	142	
476	Unit 8A Middle River Industrial Estate Douglas IM2 1AL	BOTTOM LINE	I	142	
477	Unit 7A Middle River Industrial Estate Douglas IM2 1AL	OCCUPIED: NO NAME	I	142	
480	Unit 6F Middle River Industrial Estate Douglas IM2 1AL		I	110	
481	Unit 5A Middle River Industrial Estate Douglas IM2 1AL		I	110	1184
482	Unit 4 Landlord's Supply Middle River Industrial Estate Douglas IM2 1AL		I	110	1184
483	Unit 4 C Middle River Industrial Estate Douglas IM2 1AL		I	110	1184

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
484	Unit 4 B Middle River Industrial Estate Douglas IM2 1AL	NO NAME	I	110	1184
485	Unit 4 A Middle River Industrial Estate Douglas IM2 1AL	A & J QUALITY BUTCHERS	FD	110	1184
486	Unit 3A Middle River Industrial Estate Douglas IM2 1AL	NO NAME	IS	110	1184
487	Unit 2A Middle River Industrial Estate Douglas IM2 1AL	ELECTRICAL CASH AND CARRY	R	110	1184
488	Unit 1A Middle River Industrial Estate Douglas IM2 1AL	ELECTRICAL CASH AND CARRY	R	110	1184
489	Unit 7 Middle River Industrial Estate Douglas IM2 1AL	CEF ELECTRICAL FACTORS	R	338	3639
490	Unit 6A Middle River Industrial Estate Douglas IM2 1AL		R	338	3639
491	Unit 6 Middle River Industrial Estate Douglas IM2 1AL		R	338	3639
492	Unit 6B Middle River Industrial Estate Douglas IM2 1AL		R	338	3639

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
495	Unit 5 Middle River Industrial Estate Douglas IM2 1AL	MFBP	IS	338	3639
496	Unit 4C Middle River Industrial Estate Douglas IM2 1AL	SWIFT MOTORS	IS	281	3023
497	Unit 4B Middle River Industrial Estate Douglas IM2 1AL	SWIFT MOTORS	IS	281	3023
504	Unit 4 Middle River Industrial Estate Douglas IM2 1AL		V	139	1500
511	Unit 4D Middle River Industrial Estate Douglas IM2 1AL		I	281	3023
529	Plot 3d Middle River Industrial Estate Douglas IM2 1AL	CONTINENT 8	IS	457	19653
543	Plot 3c Middle River Industrial Estate Douglas IM2 1AL	CONTINENT 8	IS	457	
573	Plot 3b Middle River Industrial Estate Douglas IM2 1AL	CONTINENT 8	IS	457	
596	3A Middle River Industrial Estate Douglas IM2 1AL		I	457	
654	Plot 2a Middle River Industrial Estate Douglas IM2 1AL	AUTOCRASH	IS	353	

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
772	Middle River Industrial Estate Pulrose Road Douglas IM2 1AL	HARTFORD HOMES	O	529	5691
773	Peterson House Middle River Industrial Estate Douglas IM2 1AL				
947	Unit 1a Middle River Industrial Estate Douglas IM2 1AL	EDMUNSONS ELECTRICAL	I	665	7162
1148	Warehouse Pulrose Road Douglas IM2 1AB	SHOPRITE	SD	4067	43781
1196	Offices Pulrose Road Douglas IM2 1AB	SHOPRITE	O	358	3855
1344	Pulrose Cooling Tower Switch Room Pulrose Road Douglas IM2 1AD	POWER STATION	IS	2331	25092
1345	Power Station Pulrose Road Douglas IM2 1AD	POWER STATION			
1399	Cable And Wireless Site 116 Pulrose Road Douglas	POWER STATION	IS	65	705
TOTAL				15,497	166,805

South Quay (and adjoining premises on South Quay)

The industrial estate is a relatively high density complex of single storey and split level units centrally located on the south side of Douglas harbour, close to the town centre. The estate is owned and managed by Quay Properties, a local public company who let units to a range of tenants.

The original estate is relatively old and is tightly laid out between the harbour and cliffs to the rear. The narrow estate road is often congested and parking can be

difficult. The range of older and more modern industrial units appeals to a wide range of users, most of them benefit from proximity to the town centre and harbour.

Tenants include general engineering businesses (Isle of Man Steam Packet works, Centigrade Refrigeration, Compressed Air Services), building contractors, hire companies, agricultural supplies, and car/vehicle repairers. There are a number of storage compounds.

The estate is fully developed. Adjoining units on the South Quay have potential for redevelopment and for a change of use to retail or residential, (see previous South Quay planning study).

Manx Gas offices and warehousing adjoin the estate and there are old style terraced industrial units spread along the quayside.

The estate and adjoining units provide approximately 7295 sq.m./78520 sq.ft. of old and modern industrial space of varying quality. There is one available unit on the estate.

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
452	Bridge Works South Quay Douglas IM1 5AJ		I	255	2744
407	Depot South Quay Douglas IM1 5AL		I	430	4628
435	5 South Quay Douglas IM1 5AJ		I	29	1249
436	Flat Office Workshop & Flat South Quay Douglas IM1 5AJ		I	29	
437	Office Workshop & Flat South Quay Douglas IM1 5AJ	DOUGLAS TYRE & BATTERY OR OCCUPIER	IS	29	
438	Arch Works South Quay Douglas IM1 5AJ	ATS	I	29	
404	Arch Tower South Quay Douglas IM1 5AJ		I	54	584
447	14 South Quay Douglas IM1 5AR		I	118	1272
448	Flat 14 South Quay Douglas IM1 5AR				
449	15 South Quay Douglas IM1 5AR		I	68	728
445	New Warehouse Adj 15 South Quay Douglas IM1 5AR		I	320	3445

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
450	18 - 23 South Quay Douglas IM1 5AR		I	653	7031
457	Unit 21B South Quay Douglas IM1 5AR	QUAYSIDE EXHAUSTS	IS	210	2266
458	25 South Quay Douglas IM1 5AR		I	210	2266
464	Unit 21A South Quay Douglas IM1 5AR	COSIFIT CARPETS & BLINDS	SD	210	2266
460	Unit 19A South Quay Industrial Estate Douglas IM1 5AT	QUAY PROPERTIES LTD	I	42	450
462	Unit 19C South Quay Industrial Estate Douglas IM1 5AT	MANX ELECTRICITY AUTHORITY	O	42	450
465	Unit 19B South Quay Industrial Estate Douglas IM1 5AT	QUAY PROPERTIES LTD	I	42	450
466	Unit 19D South Quay Industrial Estate Douglas IM1 5AT	OCCUPIER: QUAY PROPERTIES LTD	I	42	450
461	Unit 18D South Quay Industrial Estate Douglas IM1 5AT	QUAY PROPERTIES LTD	I	99	4270
463	Unit 18C South Quay Industrial Estate Douglas IM1 5AT	QUAY PROPERTIES LTD	I	99	
454	Unit 18B South Quay Industrial Estate Douglas IM1 5AT		I	99	
456	Unit 18A South Quay Industrial Estate Douglas IM1 5AT	DAVID NICOL AUTOCARE	IS	99	
409	Unit 10 South Quay Industrial Estate Douglas IM1 5AT		I	398	4287
419	10 South Quay Industrial Estate Douglas IM1 5AT		I		
402	Unit 9 South Quay Industrial Estate Douglas IM1 5AT	AUTOPOINT LTD	IS	212	2280
431	Unit 12 South Quay Industrial Estate Douglas IM1 5AT	LACE AUTO CENTRE LIMITED	IS	137	1475

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
432	11A South Quay Industrial Estate Douglas IM1 5AT	I O M STEAM PACKET CO LTD	I	137	1475
406	11B South Quay Industrial Estate Douglas IM1 5AT	I O M STEAM PACKET CO LTD	I	137	1475
413	Unit 7c South Quay Industrial Estate Douglas IM1 5AT	QUAY PROPERTIES LTD	I	72	779
434	Unit 7f South Quay Industrial Estate Douglas IM1 5AT	I O M STEAM PACKET CO LTD	I	72	779
441	Unit 7e South Quay Industrial Estate Douglas IM1 5AT	SIGN & DESIGN	I	72	779
443	Communal Lighting Gasworks Industrial Estate Douglas		I	72	779
444	Unit 7d South Quay Industrial Estate Douglas IM1 5AT	PERINORT LTD T/A COMPRESSED AIR S	I	72	779
433	Unit 7A-7B South Quay Industrial Estate Douglas IM1 5AT	SADLER AGRICULTURAL SUPPLIERS LTD	SD	72	779
439	Unit 7g South Quay Industrial Estate Douglas IM1 5AT		I	72	779
403	2B South Quay Industrial Estate Douglas IM1 5AT	MOTORSPORT MERCHANDISE IOM LTD	R	330	3554
405	2A South Quay Industrial Estate Douglas IM1 5AT	ASHLEY CONSTRUCTION (1996) LTD	IS		
408	Unit 1C South Quay Industrial Estate Douglas IM1 5AT	SADLER AGRICULTURAL SUPPLIERS LTD	R	492	5295
410	Unit 1B South Quay Industrial Estate Douglas IM1 5AT	I O M STEAM PACKET CO LTD	I		
424	Unit 1A South Quay Industrial Estate Douglas IM1 5AT	QUAY PROPERTIES LTD	I		
440	Unit 6 South Quay Industrial Estate Douglas IM1 5AT	LACE AUTO CENTRE LIMITED	IS	366	3938

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
442	Area 12 South Quay Industrial Estate Douglas		I		
446	Unit 7G South Quay Industrial Estate Douglas IM1 5AT		I		
455	Unit 13 B South Quay Industrial Estate Douglas IM1 5AT	CENTIGRADE REFRIGERATION LTD	I	154	1657
453	Unit 13 C South Quay Industrial Estate Douglas IM1 5AT	QUAY PROPERTIES LTD	I	154	1657
459	Unit 13 A South Quay Industrial Estate Douglas IM1 5AT	CROSBIE CAIN & KENNISH(2001) LTD	IS	601	6472
451	Unit13 D South Quay Industrial Estate Douglas IM1 5AT	ISLAND EXHAUST LTD	IS	154	1657
467	Grd Floor Office Murdoch House South Quay Douglas IM1 5AS	DOUGLAS GAS PLC	O	51	550
468	1st Floor Communal Murdoch House South Quay Douglas I IM1 5PA	DOUGLAS GAS PLC	O	51	550
469	2nd Floor Office Murdoch House South Quay Douglas IM1 5AS	DOUGLAS GAS PLC	O	51	550
470	Murdoch Chambers South Quay Douglas Isle Of Man IM1 5PA		I	51	550
471	2nd Floor Workshop Murdoch House South Quay Douglas IM1 5AS	DOUGLAS GAS PLC	I	51	550
472	3rd Floor Office Murdoch House South Quay Douglas IM1 5AS	DOUGLAS GAS PLC	O	51	550
TOTAL				7,295	78,520

Douglas Head

A small, mostly modern estate a short distance off the South Quay, comprising three units, all in separate ownership, in a former quarry with high cliffs to the rear. One of the two modern units is let to Magnet (showroom and warehousing), the other

provides terraced industrial units for a number of local businesses, (car servicing, carpet and furniture retailing).

The older, extended unit at the front is used for archiving and disaster recovery by a finance sector tenant. The ground floor is vacant. All the units are owned by three local investors who let to the tenants on the estate.

Areas of the estate are congested and there is an absence of landscaping and the cliffs to the rear overshadow the estate.

The estate is fully developed. It provides approximately 3,852 sq.m./41,476 sq.ft. of industrial space in three blocks.

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
394	Unit 9/11 Old Quarry Douglas Head Industrial Estate Douglas IM1 5BF	JUST LEATHER	SD	939	10105
395	M & G House Douglas Head Industrial Estate Douglas IM1 5BF	TRANSPORT & WAREHOUSING LTD	SD	361	3881
366	Unit 5-6 Old Quarry Douglas Head Industrial Estate Douglas IM1 5BF	OCCUPIER: TAYLOR-CLARK	I	570	18423
367	Unit 1-4 Old Quarry Douglas Head Industrial Estate Douglas IM1 5BF	DEPARTMENT OF HOME AFFAIRS	SD	570	
368	Unit 7/8 Old Quarry Douglas Head Industrial Estate Douglas IM1 5BF	MR C BATES	I	570	
397	Ivy House Douglas Head Industrial Estate Douglas IM1 5BF		I	140	9067
398	Unit B Ivy House Douglas Head Industrial Estate Douglas IM1 5BF	S M P PARTNERS	SD	140	

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
399	Unit A Ivy House Douglas Head Industrial Estate Douglas IM1 5BF	S M P PARTNERS	SD	140	9067
400	Unit C Ivy House Douglas Head Industrial Estate Douglas IM1 5BF	OFFICE EQUIPMENT CENTRE	SD	140	
401	Unit D Ivy House Douglas Head Industrial Estate Douglas IM1 5BF	OFFICE EQUIPMENT CENTRE	SD	140	
396	The Boat House Head Road Douglas IM1 5BF		I	140	
TOTAL				3,852	41,476

Hills Meadow (including adjoining Riverside Estate and The Old Coal Yard)

A large estate of relatively older industrial buildings, a few units having been redeveloped to provide modern industrial space, located between Peel Road in the town and the river. The town centre is a short distance away.

The buildings are in multiple ownership and the estate road network is poor. There is an absence of parking areas and landscaping. Former flooding issues appear to have been addressed. The estate is fully developed.

There is a wide range of building styles and occupiers on the estate. Larger industrial buildings are occupied by the Government (Isle of Man College Training Centre), Bridson and Horrox (printers), H E Richards (wholesalers) and there was small engineering businesses, motor repairers and haulage businesses.

The smaller Riverside estate comprises older industrial buildings in a congested complex and is approached from Pulrose Road. At the opposite end of the estate, on the east side, The Old Coal Yard Estate has recently been developed to provide a number of modern units both owner occupied and let, (J Qualtrough, timber and builders merchants, Whittaker Trading (tools etc)) and a scaffolding yard.

These adjoining industrial areas provide approximately 25,041 sq.m./269,549 sq.ft. of industrial space of a wide range in quality and age. The number of vacancies is not known.

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
1628	Land Peel Road Douglas IM1 4LU				
1627	Mcdonalds Peel Road Douglas IM1 5ED				
1601	The Milestone Peel Road Douglas IM1 5ED	PETROL STATION			
1572	Digital World The Milestone Peel Road Douglas IM1 5ED	WALTONS DIGITAL WORLD	R	1137	12241
1546	Milestone Service Station Peel Road Douglas IM1 5ED	plumber merchant, decorator supplier, gym upper floor	R	1137	12241
1451	Garage Showroom Workshop & Premises Peel Road Douglas IM1 5ED	EURO CARS LTD	IS	959	10326
1423	Publishing House Peel Road Douglas IM1 5PZ	ISLE OF MAN NEWSPAPERS LTD	O	1459	15710
1319	Unit 2A Riverside Works Pulrose Road Douglas IM2 1AB		I	203	2189
1309	Unit 2B Riverside Works Pulrose Road Douglas IM2 1AB		I		
1303	Unit 3F Riverside Works Pulrose Road Douglas IM2 1AB		I	134	1446
1300	Unit 3E Riverside Works Pulrose Road Douglas IM2 1AB		I		
1277	Unit 3B Riverside Works Pulrose Road Douglas IM2 1AB		I	160	1725
1273	Unit 3A Riverside Works Pulrose Road Douglas IM2 1AB		I		
1267	Unit 3C Riverside Works Pulrose Road Douglas IM2 1AB		I	171	1842

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
1255	Unit 3D Riverside Works Pulrose Road Douglas IM2 1AB		I	171	1842
1275	Unit 4 Riverside Works Pulrose Road Douglas IM2 1AB		I	728	7834
1245	Unit 5 Riverside Works Pulrose Road Douglas IM2 1AB		I		
1320	Riverside Works Pulrose Road Douglas IM2 1AB	RIVERSIDE FURNITURE CENTRE	SD	794	8547
1321	Unit 1 Riverside Works Pulrose Road Douglas IM2 1AB				
1346	Digital House Hills Meadow Industrial Estate Douglas IM1 5EB	IOM GOVT- DEPARTMENT OF EDUCATION	O	2109	22698
1288	DED Compound Hills Meadow Industrial Estate Douglas IM1 5EA	DEPARTMENT OF INFRASTRUCTURE	O	2542	27363
1268	Warehouse (unit 1) Hills Meadow Industrial Estate Douglas IM1 5EA	BRIDSON & HORROX LTD	I	1116	12008
1236	Print House Hills Meadow Industrial Estate Douglas IM1 5EB	BRIDSON & HORROX LTD	O	724	7797
1246	11 Hills Meadow Industrial Estate Douglas IM1 5EA	MANN FIRE PROTECTION LTD	I	121	
1247	14 Hills Meadow Industrial Estate Douglas IM1 5EA		I	121	
1250	15 Hills Meadow Industrial Estate Douglas IM1 5EA	PAUL RIDGWAY LTD	IS	121	

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
1251	13 Hills Meadow Industrial Estate Douglas IM1 5EA		I	121	9103
1248	Landlords Supply Blacks IOM Hills Meadow Industrial Estate Douglas IM1 5EA		I	121	
1249	12 Hills Meadow Industrial Estate Douglas IM1 5EA		I	121	
1220	Unit 16 Hills Meadow Industrial Estate Douglas IM1 5EA		I	121	
1181	Unknown Workshop Hills Meadow Industrial Estate Douglas IM1 5EA		I	998	10747
1133	PHRM Building Hills Meadow Industrial Estate Douglas IM1 5EB	PHRM LTD	O	130	1399
1324	Design House Hills Meadow Industrial Estate Douglas IM1 5EB	IDOUJ LTD	O	405	4355
1296	Unit 2 Richmond Properties Hills Meadow Industrial Estate Douglas		I	99	1068
1276	Unit 3 Richmond Properties Hills Meadow Industrial Estate Douglas		I	240	2587
1271	Unit 4 Richmond Properties Hills Meadow Industrial Estate Douglas IM1 5EA		I	240	2587
1252	Richmond Properties Hills Meadow Industrial Estate Douglas		I	68	2190

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
1253	Unit 5 Richmond Properties Hills Meadow Industrial Estate Douglas		I	68	
1219	Unit 6 Richmond Properties Hills Meadow Industrial Estate Douglas		I	68	
1150	Typhoon House Hills Meadow Industrial Estate Douglas	DEVELOPER: HILLS MEADOW ENTERPRISES	I	198	10673
1151	Unit 2 Typhoon House Hills Meadow Industrial Estate Douglas IM1 5EB		I	198	
1152	Unit 4 Typhoon House Hills Meadow Industrial Estate Douglas IM1 5EB		I	198	
1153	Unit 1 Typhoon House Hills Meadow Industrial Estate Douglas Isle Of Man IM1 5EB		I	198	
1154	Unit 3 Typhoon House Hills Meadow Industrial Estate Douglas IM1 5EB		I	198	
1130	Unit A Hills Meadow Industrial Estate Douglas IM1 5EA		HCS TRANSMISSIONS	I	
1121	Unit B Hills Meadow Industrial Estate Douglas IM1 5EA	HCS TRANSMISSIONS	I	0	
1101	Factory Hills Meadow Industrial Estate Douglas IM1 5EA	PARKERS FURNITURE	SD	302	3249
1053	Garage Hills Meadow Industrial Estate Douglas IM1 5EA		I	145	1566

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
1035	Car Storage Depot Hills Meadow Industrial Estate Douglas IM1 5EA	OCCUPIER: P & V PROPERTIES LIMITED	I	486	5233
960	Warehouse To The West Hills Meadow Industrial Estate Douglas IM1 5EA	KC FOODS	SD	567	6098
1128	1 Hills Meadow Industrial Estate Douglas IM1 5EA	HILLS MEADOW MOTOR PARTS	IS	174	1878
1120	1A Hills Meadow Industrial Estate Douglas IM1 5EA		I	64	687
1118	2 Hills Meadow Industrial Estate Douglas IM1 5EA	PETER GELLING MOTOR BODY REPAIRS	IS	164	1761
1110	2A Hills Meadow Industrial Estate Douglas IM1 5EA		I	69	743
1108	3 Hills Meadow Industrial Estate Douglas IM1 5EA	OCCUPIER: MR AND MRS B CARTMELL	I	186	2006
1098	4 Hills Meadow Industrial Estate Douglas IM1 5EA	OCCUPIER: MR AND MRS B CARTMELL	I	182	1960
1078	5 Hills Meadow Industrial Estate Douglas IM1 5EA	A & B METAL FABRICATIONS	I	198	2131

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
1066	5A Pulrose Road Douglas IM1 5EA		I	74	795
1057	6 Hills Meadow Industrial Estate Douglas IM1 5EA	K C FOODS LTD	SD	374	4024
1042	7 Hills Meadow Industrial Estate Douglas IM1 5EA	K C FOODS LTD	SD	374	4024
1032	8 Hills Meadow Industrial Estate Douglas IM1 5EA	MR P KHUMALO	I	193	2082
1020	9 Hills Meadow Industrial Estate Douglas IM1 5EA	ROY'S REMOVALS	SD	212	2277
919	Timber Yard Hills Meadow Industrial Estate Douglas IM1 5EA	QUALTROUGHS TIMBER YARD	I	1777	19125
1022	Coal Store And Premises Hills Meadow Industrial Estate Douglas IM1 5EA	IJQ LTD & BLACK (IOM) LTD	I	137	1470
739	Unit C1 The Old Coalyard Hills Meadow Industrial Estate Douglas IM1 5EA	BLACK (IOM) LTD	I	339	3646
832	Unit C The Old Coalyard Hills Meadow Industrial Estate Douglas IM1 5EA	WHITTAKER TRADING LTD	IS	339	3646
845	Unit D1 The Old Coalyard Hills Meadow Industrial Estate Douglas IM1 5EA	TRUCK VAN & CAR SERVICE CENTRE	IS	339	3646
858	Unit D The Old Coalyard Hills Meadow Industrial Estate Douglas IM1 5EA	ABSOLUTE SCAFFOLDING	IS	339	3646
TOTAL				25,041	269,549

School Road Onchan

In an established industrial area on the residential outskirts of Onchan, dominated by the 5,000 sq m Triumph (former G E Aviation) manufacturing complex on School Road which includes adjacent land for industrial expansion. Although zoned for industrial development this adjacent land may be suitable for alternative uses.

An adjacent group of industrial units and workshops is accessed from predominantly residential Second Avenue where the largest unit, formerly operated by Technical Optics, is now vacant.

The combined industrial area provides approximately 7517 sq.m./ 80,913 sq.ft. of traditional manufacturing and more modern workshop/ancillary office work space.

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2191	Factory School Road Onchan IM3 4PB	Triumph	I	5017	54000
2189	Winchester Court Second Avenue Onchan I IM3 4LT		I	294	3166
2190	CHURCH				
2188	Workshop Second Avenue Onchan IM3 4LT		I	237	2550
2187	Stanley House Second Avenue Onchan IM3 4LT		I	346	3728
2186	Technical Optics Second Avenue Onchan IM3 4PA		V	1623	17470
TOTAL				7517	80913

Summerhill Business Park

The smaller of the town's two business parks has now been established for over 20 years and is located in a predominantly residential area of North Douglas, off Victoria Road. A small number of modern office building are either owner occupied or held as stand alone investments. There is no industrial development on the site.

The northern section of the park is almost fully developed whilst the southern section comprises cleared development land available for new office schemes in a wooded environment.

The developed section of the estate provides approximately 8361 sq.m./90,000 sq.ft. of office space.

Address			Use	SQM	SQFT
MILLENNIUM HOUSE-1ST FLOOR	SUMMERHILL BUSINESS PARK	ILS FIDUCIARIES (IOM) LTD	O	2787	30000
MILLENNIUM HOUSE - GROUND FLOOR	SUMMERHILL BUSINESS PARK	KRESTON IOM LTD	O	2787	30000
HOWARD PEARSON HOUSE	SUMMERHILL BUSINESS PARK	NATWEST OFFSHORE LTD	O	2787	30000
TOTAL				8361	90000

Ballakinnish

Ballakinnish is a large vacant, government owned employment site on New Castletown Road. The future of the site will be reviewed in the Area Plan for the East.

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
385	Ballakinnish Bungalow Ballakinnish Douglas IM4 1JJ		O	269	2892
386	Workshop Ballakinnish Bungalow Ballakinnish Douglas		O		

Kirby Farm

A smaller, recently developed modern estate on the western outskirts of Douglas in a semi-rural location, on the ring road around the town, owned and managed by Kirby Estates, a private developer and investor who let units to a range of tenants, principally for warehousing and distribution.

This well screened and landscaped estate has good access and estate roads. These modern units are let to a number of building trade contractors and suppliers, (Everest, Domestic Plumbing and Heating), hauliers and the IOM Government (DHSS premises).

One section of the estate remains to be developed and there are a small number of vacant units.

The estate provides approximately 51,450 sq.ft of good quality, modern industrial space.

Site Address (from GIS data)	Occupier (from rates information)	Use	Sq ft. (from GIS data)
UNIT 1 KIRBY FARM INDUSTRIAL ESTATE, VICARAGE ROAD	EVEREST IOM LTD	IS	4800
UNIT 2 KIRBY FARM INDUSTRIAL ESTATE, VICARAGE ROAD	MANX GAS LTD	V	5600
UNIT 3 KIRBY FARM INDUSTRIAL ESTATE, VICARAGE ROAD	AUTO SOLUTIONS LTD	IS	4800
UNIT 5 KIRBY FARM INDUSTRIAL ESTATE, VICARAGE ROAD	DEPT HEALTH	NRI	5400
UNIT 6 KIRBY FARM INDUSTRIAL ESTATE, VICARAGE ROAD	DEPT HEALTH	NRI	5400
UNIT 7 KIRBY FARM INDUSTRIAL ESTATE, VICARAGE ROAD	CELTIC TRUCKS LTD	IS	5400
UNIT 8 KIRBY FARM INDUSTRIAL ESTATE, VICARAGE ROAD	VACANT	V	
UNIT 9 KIRBY FARM INDUSTRIAL ESTATE, VICARAGE ROAD	UNDER CONSTRUCTION	I	3750
UNIT 9A KIRBY FARM INDUSTRIAL ESTATE, VICARAGE ROAD	UNDER CONSTRUCTION	I	6300
UNIT 10 KIRBY FARM INDUSTRIAL ESTATE, VICARAGE ROAD	AZZY PAINTS LTD	IS	2000
UNIT 11 KIRBY FARM INDUSTRIAL ESTATE, VICARAGE ROAD	COOIL COFFEE LTD	FD	2000

Site Address (from GIS data)	Occupier (from rates information)	Use	Sq ft. (from GIS data)
UNIT 12 KIRBY FARM INDUSTRIAL ESTATE, VICARAGE ROAD	INDUSTRIAL PLUMBING AND HEATING	IS	2000
UNIT 13 KIRBY FARM INDUSTRIAL ESTATE, VICARAGE ROAD	CROSSFIT IOM	L	2000
UNIT 14 KIRBY FARM INDUSTRIAL ESTATE, VICARAGE ROAD	MANN CONSTRUCTION LTD	IS	2000
TOTAL			51450

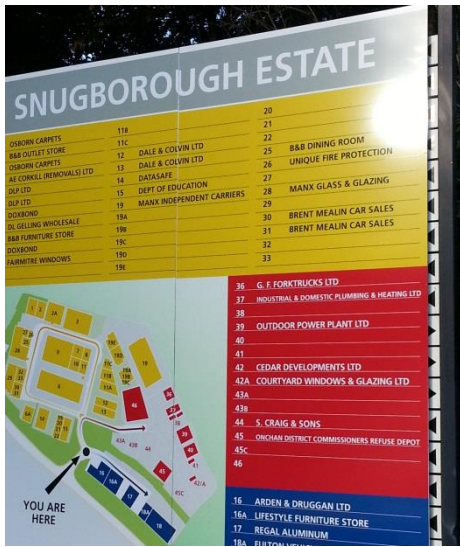
East Total: 450,562 sq.m/ 4,849,973 sq.ft.

East Total (with offices): 640,580 sq.m/6,895,377 sq.ft

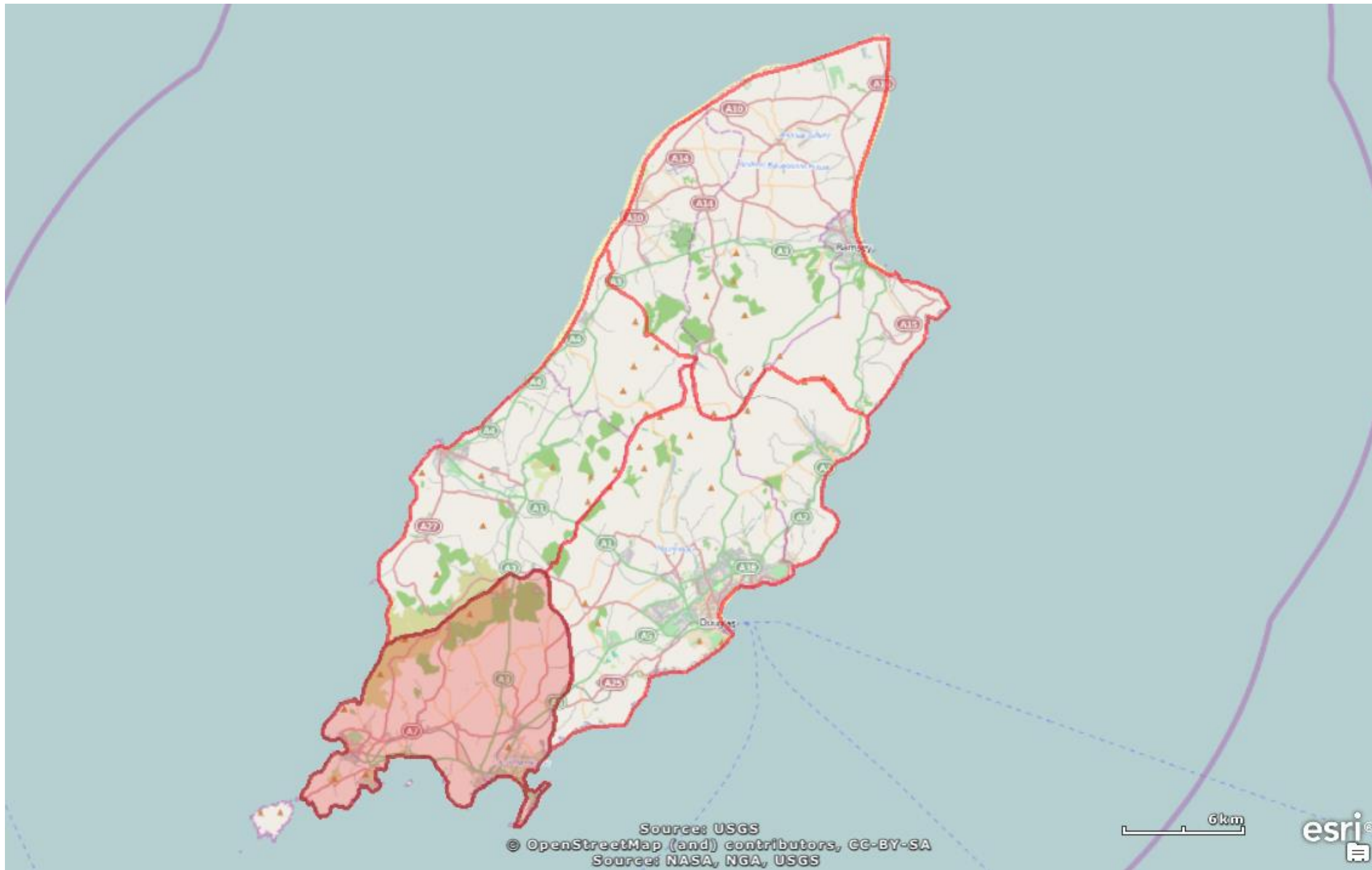
Isle of Man Government

Employment Land Review

Appendix 3A: SOUTH Maps



South



Balthane (including adjoining Isle of Man Freeport)

Balthane





Freeport



Qualtrough's Yard (castletown)



Isle of Man Government

Employment Land Review

Appendix 3B: SOUTH Tables



Ronaldsway

A medium sized industrial estate of mostly older buildings dominated by the major aero engineering employer, Ronaldsway Aircraft, located directly opposite Ronaldsway Airport and including adjoining playing fields which have development potential.

The complex of mostly older industrial buildings are located on the west side of the estate providing premises for Domicilium (IT services), the Southern Post Office and warehousing for the Shoprite Group. Units are in different ownerships, both owner occupied and let.

The low density landscaped areas adjoining the main road give way to a poorer estate layout in this western section. The former Castle Industries complex is vacant. There is potential development land adjoining the estate to the south (a reserved site in the Southern Plan).

The estate provides approximately 32,238 sq.m./347,018 sq.ft. of generally older, medium quality manufacturing and warehouse space. There are at least four vacant units on the estate.

The Area Plan for the South includes Employment Proposal 3 which states that: *“It is proposed that the Ronaldsway Industrial Estate will be designated as a Business Park. As such, it would be a suitable location for light industrial purposes, warehousing, new technology companies involved in scientific, commercial, or industrial research or development and office accommodation as the corporate headquarters of companies having multiple and diverse interests (but excluding financial/professional services to visiting members of the public). Buildings should be set in parkland which should dominate the landscape”.*

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
51	Barrule House---Office Block Ronaldsway Industrial Estate Ronaldsway Ballasalla IM9 2AA	BARRULE FAMILY CENTRE	NRI	915	9844
52	Shoprite Warehouse Ronaldsway Industrial Estate Ronaldsway Ballasalla IM9 2AW	SHOPRITE	SD	915	9844
55	Former Southern Postal Delivery Office Ronaldsway Industrial Estate Ronaldsway Ballasalla IM9 2AA	VACANT	V	708	7621

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
53	Factory Ronaldsway Industrial Estate Ronaldsway Ballasalla IM9 2RY	SWITCHED ON ENTERTAINMENT	SD	5808	62518
58	Warehouse Ronaldsway Industrial Estate Ronaldsway Ballasalla IM9 2RY	NEW SOUTHERN POST OFFICE	NRI	2161	23260
60	Isle Of Man Datacentre Ronaldsway Industrial Estate Ronaldsway Ballasalla IM9 2AS	DOMICILIUM (IOM) LTD	SD	2290	24646
61	Unit B Falcon House Ronaldsway Industrial Estate Ronaldsway Ballasalla IM9 2AW	VACANT	V	452	4860
62	Falcon House Ronaldsway Industrial Estate Ronaldsway Ballasalla	VACANT	V	858	9237
63	Unit A Falcon House Ronaldsway Industrial Estate Ronaldsway Ballasalla IM9 2AW	VACANT			
50	Sefton Express Ronaldsway Ballasalla IM9 2RG	SEFTON HOTEL PLC.	L	591	6366
57	Forrest House Ronaldsway Industrial Estate Ronaldsway Ballasalla IM9 2RG	STRIX LTD	I	1336	14380
64	Factory Ronaldsway Aircraft Com Ltd Ballasalla IM9 2RY		I	15295	164644
65	Ronaldsway Aircraft Com Ltd Ballasalla IM9 2RY				
67	Pavilion Ronaldsway Aircraft Com Ltd Ballasalla IM9 2RY		L	845	9095
68	Ronaldsway Aircraft Com Ltd Ballasalla IM9 2RY				
72	Bowls Pavilion Ronaldsway Industrial Estate Ronaldsway Ballasalla IM9 2RY	OCCUPIER: RONALDSWAY AIRCRAFT COMPANY LTD	L	65	703
TOTAL				32,238	347,018

Balthane (including adjoining Isle of Man Freeport)

A large, sprawling, industrial area located on the north side of Ronaldsway Airport. Areas of the estate are in separate ownership and there has not been a coordinated approach to estate management. The estate road layout is basic and there is a lack of car parking and landscaping. However, parts of the estate are much improved with extensive new development in recent years.

A number of developers and investors operate sections of the estate and let mostly small and medium sized units to local businesses. Developers including JCK, Harmat and Wilson & Collins have developed vacant and redundant sites to provide a range of modern units for both sale and letting. The wide range of uses on the estate include small engineering businesses (Macro Metal Services, Precimatic Limited, JD Precision Systems) hauliers (Highway Express, Graylaw Freight, Collister Removals) and vehicle/car repairers (Wades, DS Autos).

Dandara have constructed new industrial units for sale at the entrance to the estate and JCK operate a recycling plant on the eastern outskirts of the estate. The JCK units at Akerman Court are not shown on the mapping. There is a scrap yard and skip hire business (Manx Metals), a compound for Airport Secure Parking and the Colas complex (infrastructure construction).

In contrast to the rather unplanned growth of Balthane the adjoining Isle of Man Freeport provides high quality modern industrial and business park units for specialist manufacturing, archive, disaster recovery and IT companies including ProMetic BioSciences and Element 6. The Area Plan for the South states that *“the Freeport Area is to remain as a ‘Freeport’ i.e. a specially designated area which allows for free movement of goods between the Island and the European Community. At present, the Freeport operates, in planning terms, under the provisions of the Town and Country Planning (Freeport Development) Order 2005.”*

Balthane provides approximately 37,198 sq.m./400,397 sq.ft., and the Freeport a further 8,870 sq.m./ 95,475 sq.ft. It is of mixed quality, mostly modern industrial space. There are vacant units on the Balthane Industrial Estate. Employment Proposal 1 in the Area Plan for the South states that: *“All industrial uses, other than small scale light industrial uses considered to be acceptable within the Mixed Use areas, or those uses deemed appropriate by the Isle of Man Strategic Plan Business Policy 7, will be located on the Industrial Estate at Balthane and where appropriate Ronaldsway and the Freeport.”*

Balthane

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
112	Unit 1b Balderton Court Balthane Ballasalla IM9 2AJ	CAR MAGIC	IS	119	12785
118	Unit 2b Balderton Court Balthane Ballasalla IM9 2AJ	CAR MAGIC	IS	119	
121	Unit 3b Balderton Court Balthane Ballasalla IM9 2AJ	M CRAWFORD	I	119	
125	Unit 4b Balderton Court Balthane Ballasalla IM9 2AJ	MESSRS WILSON & COLLINS	I	119	
127	Unit 5b Balderton Court Balthane Ballasalla IM9 2AJ		I	119	
129	Unit 6b Balderton Court Balthane Ballasalla IM9 2AJ		I	119	
131	Unit 7b Balderton Court Balthane Ballasalla IM9 2AJ		I	119	
132	Unit 8b Balderton Court Balthane Ballasalla I IM9 2AJ		I	119	
134	Unit 9b Balderton Court Balthane Ballasalla IM9 2AJ		SASH WINDOWS IOM LTD	IS	
135	Unit 10b Balderton Court Balthane Ballasalla IM9 2AJ	SASH WINDOWS IOM LTD	IS	119	
140	Unit C Balderton Court Balthane Ballasalla IM9 2AJ		I	1930	20775

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
96	Unit 1a Balderton Court Balthane Ballasalla IM9 2AJ	HRI LTD	I	129	1389
99	Unit 2a Balderton Court Balthane Ballasalla IM9 2AJ	GATES LEISURE CRAFT	I	129	1389
100	Unit 3a Balderton Court Balthane Ballasalla IM9 2AJ	R C MARSHALL	I	129	1389
107	Unit 4a Balderton Court Balthane Ballasalla IM9 2AJ	MANX PACK	R	129	1389
113	Unit 5a-6a Balderton Court Balthane Ballasalla IM9 2AJ	LTP SCAFFOLDING LTD	IS	99	1065
120	Unit 7a Balderton Court Balthane Ballasalla IM9 2AJ		I	129	1389
122	Unit 8a Balderton Court Balthane Ballasalla IM9 2AJ	DOXBOND (ISLE OF MAN) LTD	SD	129	1389
126	Unit 9a Balderton Court Balthane Ballasalla IM9 2AJ	DOXBOND (ISLE OF MAN) LTD	SD	129	1389
128	Unit 10a Balderton Court Balthane Ballasalla IM9 2AJ	DUKE MARKETING	O	129	1389
130	Unit 11a Balderton Court Balthane Ballasalla IM9 2AJ	SWALES FORESTRY	R	129	1389
133	Unit 12a-13a Balderton Court Balthane Ballasalla IM9 2AJ	SAILCREST MAGNETICS	I	129	1389

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
136	Unit 14a Balderton Court Balthane Ballasalla IM9 2AJ	TYNWALD MILLS (IOM) LTD	SD	129	1389
137	Unit 15a Balderton Court Balthane Ballasalla IM9 2AJ	TYNWALD MILLS (IOM) LTD	SD	129	1389
138	Unit 16a-17a Balderton Court Balthane Ballasalla IM9 2AJ	MJS MARINE	I	129	1389
139	Unit 18a Balderton Court Balthane Ballasalla IM9 2AJ	OCCUPIER: MESSRS WILSON & COLLINS	I	129	1389
115	Nissen Hut 3 Adj To Romney Port Way Balthane Industrial Estate Ballasalla IM9 2AH	WILSON & COLLINS	I	674	21778
116	Nissen Hut 1 Adj To Romney Port Way Balthane Industrial Estate Ballasalla IM9 2AH		I	674	
117	Nissen Hut 2 Adj To Romney Port Way Balthane Industrial Estate Ballasalla IM9 2AH		I	674	
162	Unit 1 Port Side Units Balthane Industrial Estate Balthane Ballasalla IM9 2AL		I	312	3359
163	Unit 1 Port Side Units Balthane Industrial Estate Balthane Ballasalla IM9 2AH		I		
156	Unit 1a Port Side Units Balthane Industrial Estate Balthane Ballasalla IM9 2AH		I	246	2652

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
155	Unit 2 Port Side Units Balthane Industrial Estate Balthane Ballasalla IM9 2AQ		I	228	2449
150	Unit 2b Port Side Units Balthane Industrial Estate Balthane Ballasalla IM9 2AQ		I	69	2216
151	Unit 7B Port Side Units Balthane Industrial Estate Balthane Ballasalla IM9 2AJ		I	69	
149	Port Side Units Balthane Industrial Estate Balthane Ballasalla IM9 2AQ		I	69	
142	Unit 3 Port Side Units Balthane Industrial Estate Balthane Ballasalla IM9 2AJ	TRI TEC LTD (TOOL MAKERS)	I	232	
159	Island Timber Shop Port Way Balthane Industrial Estate Ballasalla IM9 2AL	ISLAND TIMBER AND PLYWOOD	I	79	849
160	Island Timber & Building Ltd Port Way Balthane Industrial Estate Ballasalla IM9 2AG	ISLAND TIMBER AND PLYWOOD	I		
143	Main Office Port Way Balthane Industrial Estate Ballasalla IM9 2AJ	JCK HQ depot and offices	O	937	10083
123	Unit 8 Park Way Balthane Ballasalla IM9 2AQ	OCCUPIER: J R CREER LIMITED	I	1369	14738
119	Plot 7 Park Way Balthane Ballasalla IM9 2AQ	OCCUPIER: J R CREER LIMITED	I		

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
114	Unit 6 Park Way Balthane Ballasalla IM9 2AQ		I		
110	New Unit Between 5 And 6 Park Way Balthane Ballasalla IM9 2QA		I	313	3374
101	Matrix House Park Way Balthane Ballasalla IM9 2AJ		I	330	3555
102	Unit 5 Matrix House Park Way Balthane Ballasalla IM9 2AJ	MAN MAT LIMITED	I		
95	Plot 4 Park Way Balthane Ballasalla IM9 2AG	CALLISER REMOVALS	IS	830	8939
108	Office Plot 4a Park Way Balthane Ballasalla IM9 2AJ	OCCUPIER: MR & MRS D I HENDERSON	O	71	766
83	Unit 3 Park Way Balthane Ballasalla IM9 2AQ	VACANT	V	1056	11370
86	Plot 2b Park Way Balthane Ballasalla IM9 2AQ		I	241	2599
87	Unit 2 A Park Way Balthane Ballasalla IM9 2AH	CRANE HIRE	IS	394	4236
90	Unit 17 Park Way Balthane Ballasalla IM9 2AQ	CRANE HIRE	IS	558	6007
82	Unit 1 Park Way Balthane Ballasalla IM9 2AQ		I	1605	17277
165	Site Adj Macs Builders Port Way Balthane Industrial Estate Ballasalla		I	700	7535
169	Builders Yard Port Way Balthane Industrial Estate Ballasalla		I	699	7519

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
171	BMS House Port Way Balthane Industrial Estate Ballasalla IM9 2AL	BMS INTERNATIONAL LTD	I	715	7693
174	Unit 4 Aalin Court Balthane Industrial Estate Balthane Ballasalla		I	15	2956
175	Unit C Aalin Court Balthane Industrial Estate Balthane Ballasalla IM9 2AZ		I	15	
176	Unit 2 Aalin Court Balthane Industrial Estate Balthane Ballasalla		I	15	
177	Unit A Aalin Court Balthane Industrial Estate Balthane Ballasalla IM9 2AZ	OFFICE RELOCATION SERVICES LTD	IS	15	
178	Unit 3 Aalin Court Balthane Industrial Estate Balthane Ballasalla		I	15	
179	Unit E Aalin Court Balthane Industrial Estate Balthane Ballasalla IM9 2AZ		I	15	
180	Unit 1 Aalin Court Balthane Industrial Estate Balthane Ballasalla		I	15	
181	Unit 5 Aalin Court Balthane Industrial Estate Balthane Ballasalla		I	15	
182	Unit 7 Aalin Court Balthane Industrial Estate Balthane Ballasalla		I	15	
183	Unit 10 Aalin Court Balthane Industrial Estate Balthane Ballasalla		I	15	

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
184	Aalin Court Balthane Industrial Estate Balthane Ballasalla		I	15	
185	Unit F Aalin Court Balthane Industrial Estate Balthane Ballasalla IM9 2AZ		I	15	
186	Unit 9 Aalin Court Balthane Industrial Estate Balthane Ballasalla		I	15	
187	Unit 6 Aalin Court Balthane Industrial Estate Balthane Ballasalla		I	15	
188	Unit 11 Aalin Court Balthane Industrial Estate Balthane Ballasalla IM9 2AJ		I	15	
189	Unit 8 Aalin Court Balthane Industrial Estate Balthane Ballasalla		I	15	
190	Unit B Aalin Court Balthane Industrial Estate Balthane Ballasalla IM9 2AZ		I	15	
191	Unit D Aalin Court Balthane Industrial Estate Balthane Ballasalla IM9 2AZ		I	15	
157	Rear Of Ben The Hoose Port Way Balthane Industrial Estate Ballasalla IM9 2AL	RESIDENTIAL	being demolished for JCK yard		
166	Ben The Hoose Port Way Balthane Industrial Estate Ballasalla IM9 2AL	RESIDENTIAL			

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
167	The Court Port Way Balthane Industrial Estate Ballasalla IM9 2AL	JCK	IS		
168	Garage The Court Port Way Balthane Industrial Estate Ballasalla IM9 2AL	JCK	IS	14	152
170	The Dome Port Way Balthane Industrial Estate Ballasalla IM9 2AH	TOURS IOM	L	553	5951
172	Unit Ln5 Port Way Balthane Industrial Estate Ballasalla IM9 2AG	FIELDS PARK LTD & HARMAT	I	67	5080
173	Unit Ln4 Port Way Balthane Industrial Estate Ballasalla IM9 2AJ	THE TILE GALLERY LTD	SD	67	
192	Unit Ln3 Port Way Balthane Industrial Estate Ballasalla IM9 2AJ	FIELDS PARK LTD & HARMAT	I	67	
193	Unit Ln2 Port Way Balthane Industrial Estate Ballasalla IM9 2AG	FIELDS PARK LTD & HARMAT	I	67	
194	Store Unit Ln2 Port Way Balthane Industrial Estate Ballasalla IM9 2AG		I	67	
195	Store Unit Ln1 Port Way Balthane Industrial Estate Ballasalla IM9 2AG		I	67	
196	Unit Ln1 Port Way Balthane Industrial Estate Ballasalla IM9 2AG	FIELDS PARK LTD & HARMAT	I	67	
199	Unit D Harcourt Drive Balthane Ballasalla Isle Of Man IM9 2AH	MR J D MOON T/A MOONS GARAGE	IS	1069	11506

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
197	Unit Kc Harcourt Drive Balthane Ballasalla IM9 2AG	C J BRIDSON LTD	IS	178	1917
198	Unit Kb2 Harcourt Drive Balthane Ballasalla IM9 2AG	MERSEYHIRE LTD	IS	149	1609
201	Unit Kb1 Harcourt Drive Balthane Ballasalla IM9 2AG	FIELDS PARK LTD & HARMAT	I	140	1510
203	Unit Ka Harcourt Drive Balthane Ballasalla IM9 2AG	SQN ELECTRONICS LTD	IS	147	1579
205	Unit A4 Harcourt Drive Balthane Ballasalla IM9 2AH		I	413	4447
208	Unit A1-A3 Harcourt Drive Balthane Ballasalla IM9 2AH	H & E CUBBON	FD	411	4429
200	Unit F2 Harcourt Drive Balthane Ballasalla IM9 2AH	E BRYAN FURNITURE REMOVERS	IS	568	6112
202	Unit F1 Harcourt Drive Balthane Ballasalla IM9 2AG	E BRYAN FURNITURE REMOVERS	IS		
204	Offices/portacabin Unit F4 Harcourt Drive Balthane Ballasalla IM9 2AH		O	79	846
211	Unit F3 Harcourt Drive Balthane Ballasalla IM9 2AL		I	540	5814
217	Ballasalla Airport Garage Douglas Road Ballasalla IM9 2AN		I	1133	12201
212	Optical House Harcourt Drive Balthane Ballasalla IM9 2AH		I	475	5108
214	Unit F6 - Bryan House Harcourt Drive Balthane Ballasalla IM9 2AG		I	700	7530

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
213	Site Office - Unit E1 Harcourt Drive Balthane Ballasalla IM9 2AG		O	277	2979
215	Estate Office Harcourt Drive Balthane Ballasalla IM9 2AH		O		
219	Stationers Hall Unit Harcourt Drive Balthane Ballasalla Isle Of Man IM9 2AH		I	202	2179
236	Unit J Balthane Industrial Estate Balthane Ballasalla IM9 2AG	LASERFLEX LTD	I	477	5138
222	Unit A Harcourt Drive Balthane Ballasalla IM9 2AG		I	827	8901
225	Unit Q Balthane Industrial Estate Balthane Ballasalla IM9 2AG		I		
206	Unit 27 Port Way Balthane Industrial Estate Ballasalla IM9 2AG		I	554	5963
216	Unit 26 Colas Drive Balthane Ballasalla IM9 2AH		I	460	4947
207	Unit 28 Port Way Balthane Industrial Estate Ballasalla IM9 2AH		I	147	1586
210	Unit 28A Port Way Balthane Industrial Estate Ballasalla IM9 2AG		I	167	1797
220	Unit 25A Colas Drive Balthane Ballasalla IM9 2AG		I	1296	13948
218	Unit C1 Colas Drive Balthane Ballasalla IM9 2AG	NUTRISEARCH LTD	FD	151	6477
221	Unit C2 Colas Drive Balthane Ballasalla IM9 2AG	OCCUPIER: SJR PROPERTIES LTD	I	151	

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
226	Unit C3 Colas Drive Balthane Ballasalla IM9 2AG	FLAME LTD T/A FREEWAY EXPRESS	I	151	
235	Unit C4 Colas Drive Balthane Ballasalla IM9 2AG	FLAME LTD T/A FREEWAY EXPRESS	I	151	
233	Unit B1 Colas Drive Balthane Ballasalla IM9 2AG		I		
234	Flat Unit B1 Colas Drive Balthane Ballasalla IM9 2AG		I		
237	Unit B Colas Drive Balthane Ballasalla IM9 2AG		I		
238	Flat Unit B Colas Drive Balthane Ballasalla IM9 2AG		I		
250	Balthane House Balthane Road Balthane Ballasalla IM9 2AF		I	115	1234
240	Market House Balthane Road Balthane Ballasalla IM9 2AF		I	202	2176
227	Unit 4 Manx Metals Balthane Industrial Estate Balthane Ballasalla IM9 2AQ	B WADE & SON	I	75	
228	The Old Cattle Market Balthane Road Balthane Ballasalla IM9 2AF	MANX METALS 1983 LTD	I	75	
229	Unit 3 Manx Metals Balthane Industrial Estate Balthane Ballasalla IM9 2AQ	OCCUPIER: MR R J L MCGRATH	I	75	
230	Unit 2 Balthane Industrial Estate Balthane Ballasalla IM9 2AQ		I	75	4855

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
231	Manx Metals Balthane Industrial Estate Balthane Ballasalla IM9 2AL		I	75	
232	Unit 1 Manx Metals Balthane Industrial Estate Balthane Ballasalla IM9 2AQ		I	75	
266	Unit 1 New Units Balthane Industrial Estate Balthane Ballasalla IM9 2AX	DANDARA DEVELOPMENT	I	232	2500
264	Unit 2 New Units Balthane Industrial Estate Balthane Ballasalla Isle Of Man IM9 2AX		I	232	2500
260	Unit 3 New Units Balthane Industrial Estate Balthane Ballasalla IM9 2AX		I	232	2500
256	Unit 4 New Units Balthane Industrial Estate Balthane Ballasalla IM9 2AX		I	232	2500
255	Unit 5 New Units Balthane Industrial Estate Balthane Ballasalla IM9 2AX		I	232	2500
248	Unit 6 New Units Balthane Industrial Estate Balthane Ballasalla IM9 2AX		I	116	1250
290	Unit 12 New Units Balthane Industrial Estate Balthane Ballasalla IM9 2AX		I	93	1000

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
289	Unit 11 New Units Balthane Industrial Estate Balthane Ballasalla IM9 2AX		I	93	1000
288	Unit 10 New Units Balthane Industrial Estate Balthane Ballasalla I IM9 2AX		I	116	1250
268	Unit 9 New Units Balthane Industrial Estate Balthane Ballasalla IM9 2AX		I	93	1000
265	Unit 8 New Units Balthane Industrial Estate Balthane Ballasalla IM9 2AX		I	93	1000
262	Unit 7 New Units Balthane Industrial Estate Balthane Ballasalla IM9 2AX		I	93	1000
252	Unit C Balthane Industrial Estate Balthane Ballasalla IM9 2AQ		I	991	10669
239	Classic Car Restoration - Unit A Balthane Industrial Estate Balthane Ballasalla IM9 2AQ		I		
263	Unit B Balthane Industrial Estate Balthane Ballasalla IM9 2AQ		I	1305	14043
269	Unit 24 Colas Drive Balthane Ballasalla IM9 2AQ		I	359	3865
251	Unit 5 St Andrews Works 6 Colas Drive Balthane Ballasalla IM9 2AQ		I	124	6666

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
253	Unit 6 St Andrews Works 6 Colas Drive Balthane Ballasalla IM9 2AQ		I	124	
254	Unit 4 St Andrews Works Colas Drive Balthane Ballasalla IM9 2AQ		I	124	
257	Unit 1 St Andrews Works Colas Drive Balthane Ballasalla IM9 2AQ		I	124	
259	Unit 2 St Andrews Works 6B Colas Drive Balthane Ballasalla IM9 2AQ		I	124	
241	Unit N4 Colas Drive Balthane Ballasalla IM9 2AG	HOWARD SHARKEY PROPERTIES	I	67	3581
242	Unit N3 Colas Drive Balthane Ballasalla IM9 2AG	DAVID W SAYLE AUTOMOTIVE	IS	67	
243	Unit N2 Colas Drive Balthane Ballasalla IM9 2AG	MR D SAYLE	IS	67	
244	Unit 1 Colas Drive Balthane Ballasalla IM9 2AQ		I	67	
245	Garage & Store Unit N1 Colas Drive Balthane Ballasalla IM9 2AH		I	67	
267	Colas Colas Drive Balthane Ballasalla IM9 2AH	COLAS	I	85	915
	1 Ackerman Court, Balthane Industrial Estate ¹	CCS	IS	232	2500
	2 Ackerman Court, Balthane Industrial Estate ¹	ISLAND OPTICS	I	232	2500
	3 Ackerman Court, Balthane Industrial Estate ¹	BOB SHIPPER	I	232	2500

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
	4 Ackerman Court, Balthane Industrial Estate ¹	TOURS	I	232	2500
	5 Ackerman Court, Balthane Industrial Estate ¹	PHIL JOYNES	I	232	2500
	6 Ackerman Court, Balthane Industrial Estate ¹	SOUND CONSTRUCTION	IS	93	1000
	7 Ackerman Court, Balthane Industrial Estate ¹	TERRY GROVES	I	93	1000
	8 Ackerman Court, Balthane Industrial Estate ¹	DAVE MUSGROVE	I	93	1000
	9 Ackerman Court, Balthane Industrial Estate ¹	DAVE MUSGROVE	I	93	1000
	10 Ackerman Court, Balthane Industrial Estate ¹	ROB MARSHAL	I	93	1000
	11 Ackerman Court, Balthane Industrial Estate ¹	MAURICE ELSTUB	I	93	1000
	12 Ackerman Court, Balthane Industrial Estate ¹	TERRY THOMSON	I	93	1000
	13 Ackerman Court, Balthane Industrial Estate ¹	BOB SHIPPER	I	93	1000
	14 Ackerman Court, Balthane Industrial Estate ¹	BALLAROBIN PROPERTIES	I	93	1000
	15 Ackerman Court, Balthane Industrial Estate ¹	PHILIP SMITH	I	93	1000
	16 Ackerman Court, Balthane Industrial Estate ¹	BALLAROBIN PROPERTIES	I	93	1000
	17 Ackerman Court, Balthane Industrial Estate ¹	MARTIN & WATSON	I	93	1000
	18 Ackerman Court, Balthane Industrial Estate ¹	RIDGEWAY GAS	I	93	1000

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
TOTAL				37,198	400,397

¹ All Ackerman Court information provided by JCK. Not included in mapping.

Freeport

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
84	The Administration Building Freeport Balthane Ballasalla IM9 2AP	ARGON TECHNOLOGIES	O	611	6573 ²
92	Part 2 Building D Freeport Ballasalla IM9 2AP	PROMETIC BIOSCIENCE LTD	I	1078	11600 ²
93	Part 1 Building D Freeport Ballasalla IM9 2AP				
94	Part Unit D (unit 1) Freeport Ballasalla IM9 2AP				
97	Part Building D (unit 1) Freeport Balthane Ballasalla IM9 2AP				
89	Storage Building Adj To Unit 2a Freeport Ballasalla	PROMETIC BIOSCIENCES LTD	I	151	1624
103	Freeport Warehouse No 3 Freeport Ballasalla IM9 2AP		I	126	8101
104	Part Building E1-- Ground Floor Freeport Balthane Ballasalla IM9 2AP	PROMETIC BIOSCIENCE LTD	O	126	
105	Part Building E1 Freeport Ballasalla IM9 2AP	FREEPORT PROPERTIES LTD	I	126	

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
106	Unit 2a Freeport Freeport Ballasalla IM9 2AP		I	126	
109	Unit 4 Freeport Ballasalla IM9 2AP		I	126	
111	Part Building E1 1st Floor Unit 3a Freeport Balthane Ballasalla IM9 2AP	OCCUPIER:FREEPORT PROPERTIES LTD	I	126	
124	Building F Freeport Balthane Ballasalla IM9 2AP (UNIT 4)	BARCLAYS BANK DISASTER RECOVERY	SD	489	5266
148	Unit 1 Phase C Isle Of Man Freeport Freeport Balthane Ballasalla IM9 2AP		I	183	1969
152	Unit 1A Phase C Isle Of Man Freeport Freeport Balthane Ballasalla IM9 2AP		I	183	1969
153	Unit 2 Phase C Isle Of Man Freeport Freeport Balthane Ballasalla IM9 2AP	FCX	SD	183	1969
154	Unit 3 Phase C Isle Of Man Freeport Freeport Balthane Ballasalla IM9 2AP	PROMETIC BIOSCIENCE LTD	SD	183	1969
158	Unit 11 Phase C Isle Of Man Freeport Freeport Balthane Ballasalla IM9 2AP	PRECISION OPTICS LTD	I	183	1969
161	Unit 12 Phase C Isle Of Man Freeport Freeport Balthane Ballasalla IM9 2AP	PRECISION OPTICS LTD	I	183	1969

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
164	Unit 12A Phase C Isle Of Man Freeport Freeport Balthane Ballasalla	HIGHLAND SCIENTIFIC	I	183	1969
144	Phase C Isle Of Man Freeport Freeport Balthane Ballasalla I IM9 2AP	MANHATTAN AVIATION	O	421	4530 ²
145	Unit 5 Phase C Isle Of Man Freeport Freeport Balthane Ballasalla IM9 2AP		O		
146	Unit 4 Phase C Isle Of Man Freeport Freeport Balthane Ballasalla IM9 2AP		O		
147	Unit 6 Phase C Isle Of Man Freeport Freeport Balthane Ballasalla IM9 2AP		O		
141	Factory Freeport Ballasalla	ELEMENT SIX LTD	I	1951	21000 ³
85	Euromanx House	SHELL SHIP MANAGEMENT	O	1022	11000 ³
91	Building B (2) Freeport Balthane Ballasalla IM9 2AP	NETCETERA	SD	1115	12000 ³
98	Building B (1) Freeport Balthane Ballasalla IM9 2AP				
TOTAL				8,870	95,475

² Figure Provided by Freeport Owners

³ Estimated figure provided by IOM planning department

Qualtrough's Yard

This small complex of industrial property is located on the west side of the harbour, close to the centre of Castletown. Access to the complex is difficult along narrow streets.

The owner and principle occupier of the site is Qualtroughs Builders & Timber Merchants, whilst a range of small industrial and retail units are let to mostly building related businesses.

Part of the site is undeveloped although it is likely that a change of use will be sought in the future as the site has long term residential potential. It is presently zoned for industrial use.

This complex provides approximately 1572 sq.m./16,921 sq.ft. of industrial and quasi retail space.

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
23	Unit B Timber And Builders Yard Hope Street Castletown IM9 1AN		SD	401	4315
24	Unit 7 Timber And Builders Yard Hope Street Castletown IM9 1AN		I	424	4566
25	Unit 6 Timber And Builders Yard Hope Street Castletown IM9 1AN		I		
26	Unit 5 Timber And Builders Yard Hope Street Castletown IM9 1AN		I		
27	Unit 4 Timber And Builders Yard Hope Street Castletown IM9 1AN		I		

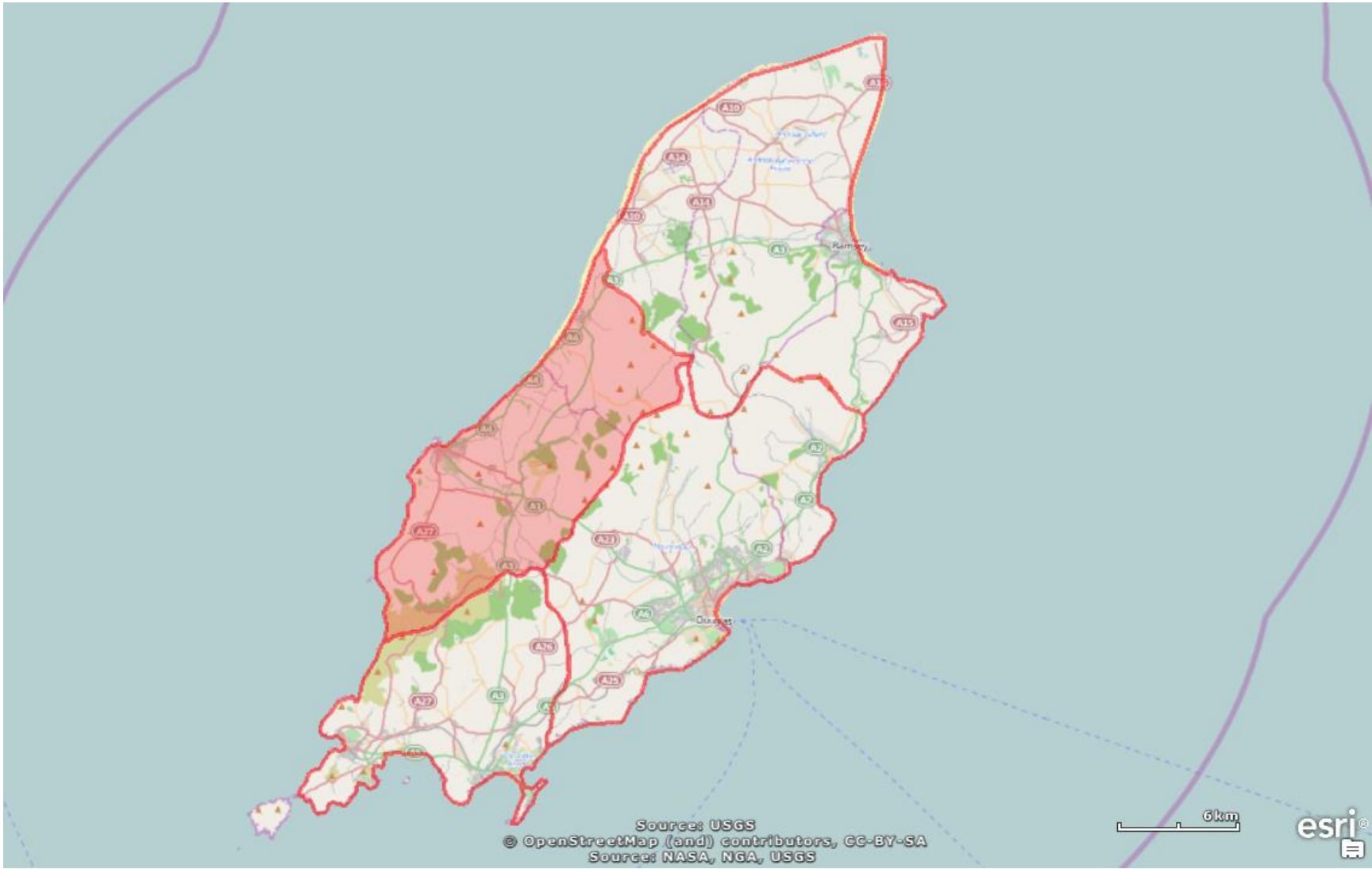
Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
28	Unit 3 Timber And Builders Yard Hope Street Castletown IM9 1AN		I		
29	Unit 2 Timber And Builders Yard Hope Street Castletown IM9 1AN		I		
30	Unit 1 Timber And Builders Yard Hope Street Castletown IM9 1AN		I		
31	Unit 8A Timber And Builders Yard Hope Street Castletown IM9 1AN		I		
32	Unit 8B Timber And Builders Yard Hope Street Castletown IM9 1AN		I	174	1873
35	Millennium House Timber And Builders Yard Hope Street Castletown IM9 1AN		R	573	6167
40	n/a				
44	n/a				
TOTAL				1572	16921

South Total: 79,878 sq.m./859,826 sq.ft

Isle of Man Government Employment Land Review Appendix 4A: WEST Maps

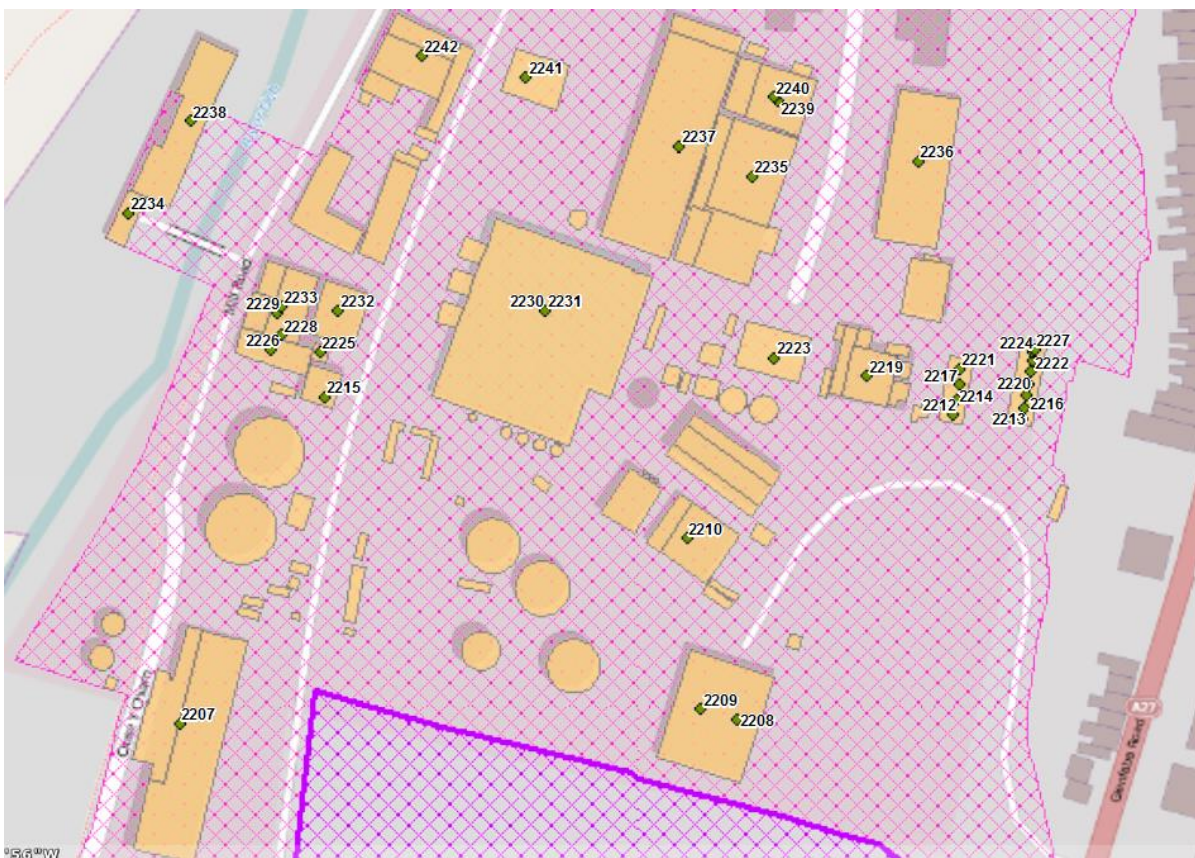
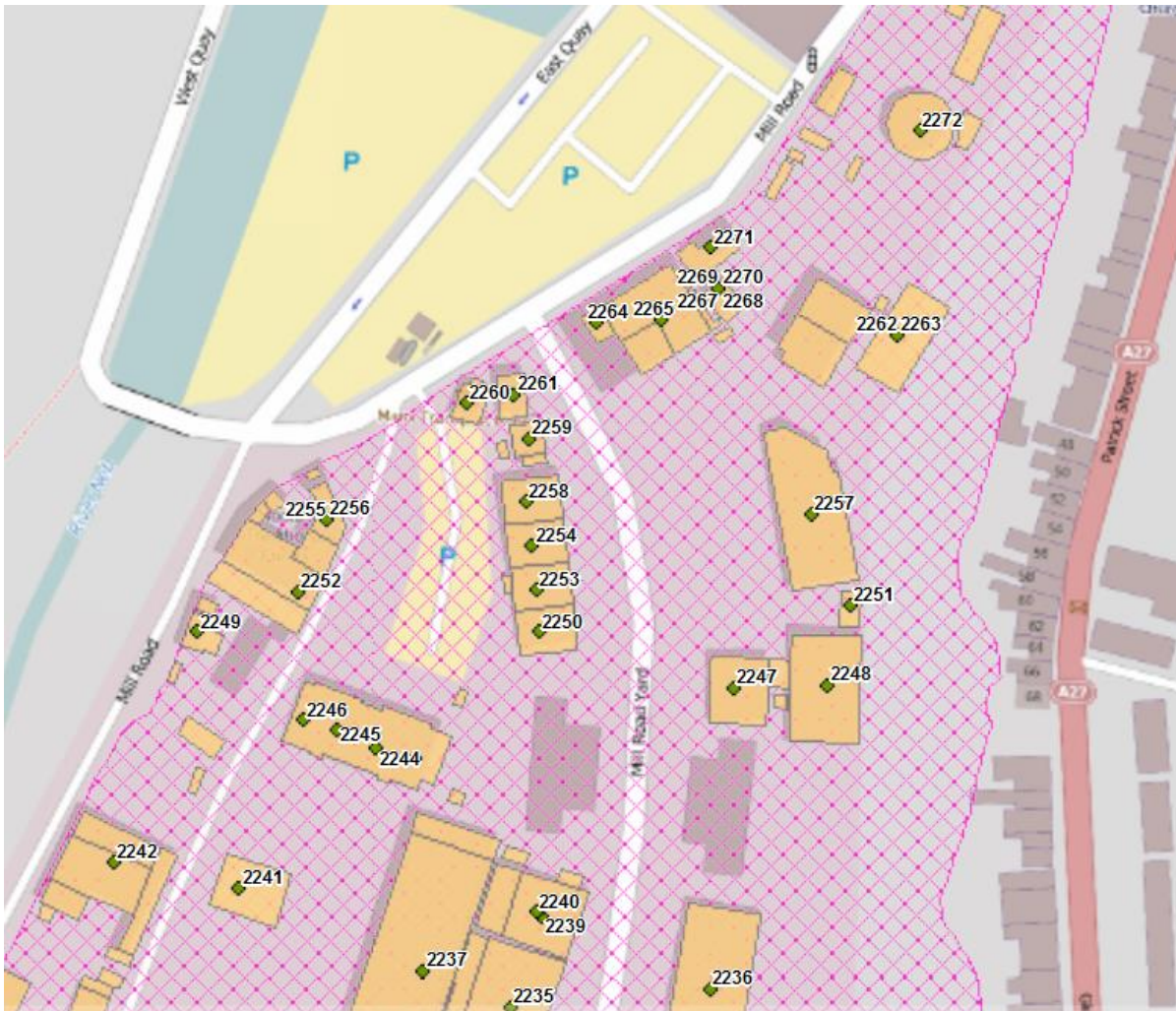


West



Peel (Mill Road Peel & Fish Yard Lodes)

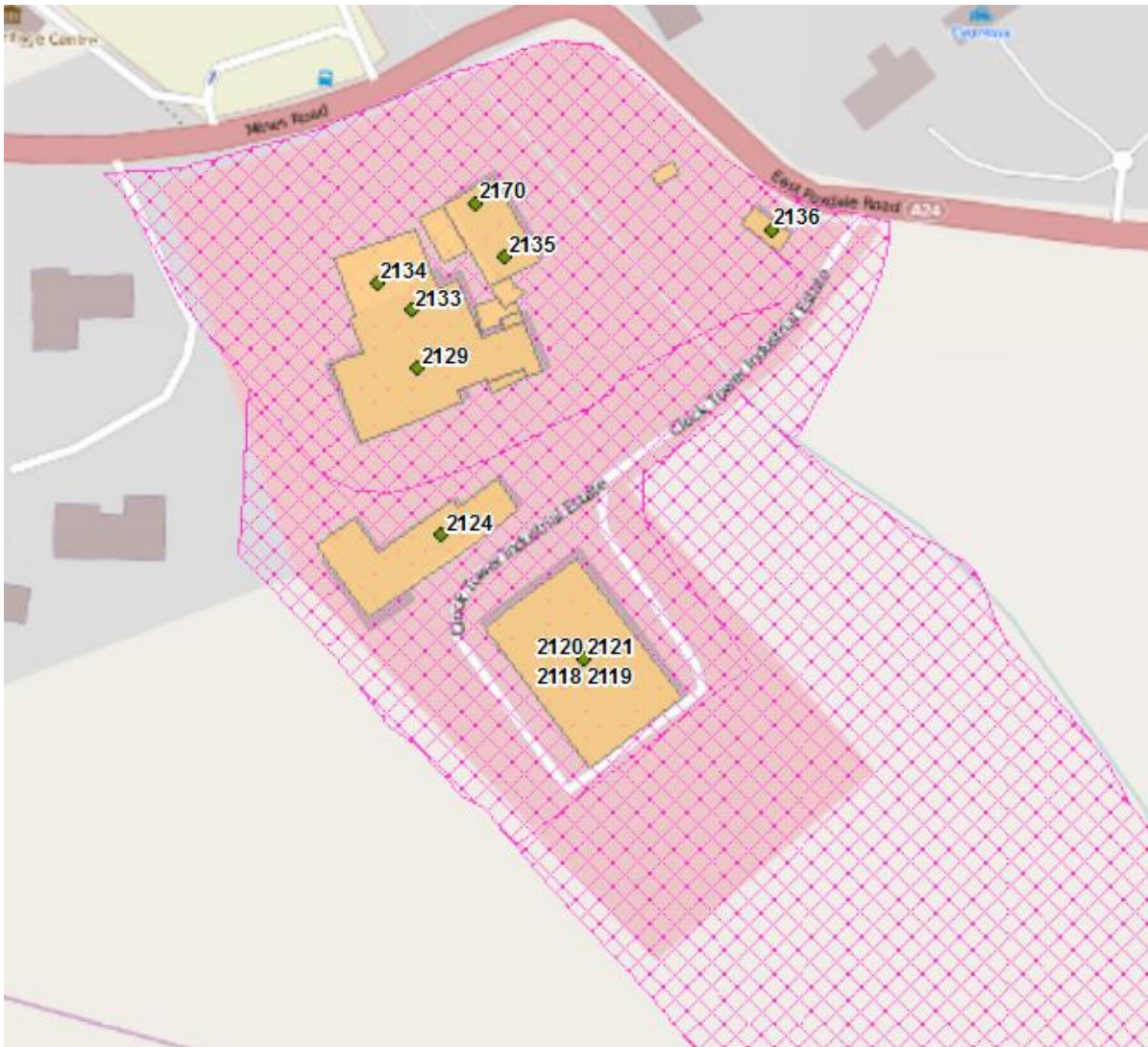
Mill Road Peel



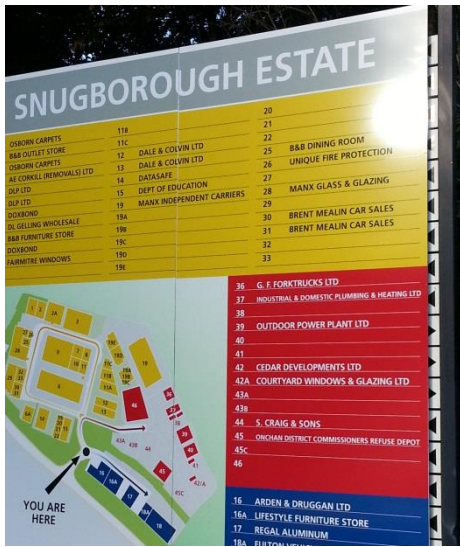
Fish Yard Lodes



Clock Tower Industrial Estate, Foxdale



Isle of Man Government Employment Land Review Appendix 4B: WEST Tables



Peel (Mill Road Peel & Fish Yard Lodes)

The principle industrial area is centred around the top of the harbour on the west side of the town, comprising a former fish yards, now known as the Isle of Man Food Park and the adjacent Mill Road alongside the river which leads down to the power station.

The food park is owned and managed by the Isle of Man Government and a number of improvements have been and are continuing to be made to the estate roads and lighting. The industrial units are generally older and of poorer appearance as compared with modern estates in Douglas and vary in size. Many of the units are held on long leases from the Isle of Man Government.

Occupiers are principally food based including Isle of Man Seafood Products, Lewis Seafood, Devereau's and Davidson's Ice Cream.

Adjacent to the food park Mill Road provides a range of mostly older industrial units of generally poorer appearance including a builder's merchant, commissioners workshops and a window manufacturer. The top end of Mill Road is dominated by the power station and the Ellan Vannin Fuels Depot. There is a large parcel of development land to the south of this area.

The food park and adjacent Mill Road provide approximately 8,629 sq.m./92,885 sq.ft. of average quality industrial space and there are no available units.

On the north east side of Peel, on the Ramsey Road, the Edward Loades factory premises has been vacant for a number of years and there is a small area of development land attached.

Mill Road

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2207	Power Station Close Chiarn Peel IM5 1TE	UTILITIES			
2208	Unit 1 Glenfaba Road Peel IM5 1TF		I	766	8246
2209	Unit 2 Glenfaba Road Peel IM5 1TF		I		
2210	Large Older Warehouse Glenfaba Road Peel		I	264	2841

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2211	Unit 9G Isle Of Man Food Park Mill Road Peel	Manx Fish Producers Organisation Ltd	SD	20	1708
2213	Unit 9F Isle Of Man Food Park Mill Road Peel	Manx Fish Producers Organisation Ltd	SD	20	
2216	Unit 9E Isle Of Man Food Park Mill Road Peel		I	20	
2218	Unit 9D Isle Of Man Food Park Mill Road Peel	Manx Fish Producers Organisation Ltd	FD	20	
2220	Unit 9C Isle Of Man Food Park Mill Road Peel	Manx Fish Producers Organisation Ltd	FD	20	
2222	Unit 9B Isle Of Man Food Park Mill Road Peel	Manx Fish Producers Organisation Ltd	FD	20	
2224	Landlords Supply Unit 9 Isle Of Man Food Park Mill Road Peel		I	20	
2227	Unit 9A Isle Of Man Food Park Mill Road Peel	Manx Fish Producers Organisation Ltd	FD	20	
2212	Unit 9H Isle Of Man Food Park Mill Road Peel	Manx Fish Producers Organisation Ltd	FD	127	1364
2214	Unit 9I Isle Of Man Food Park Mill Road Peel	Manx Fish Producers Organisation Ltd	FD		
2217	Unit 9J Isle Of Man Food Park Mill Road Peel	Manx Fish Producers Organisation Ltd	FD		
2221	Unit 9K Isle Of Man Food Park Mill Road Peel	Manx Fish Producers Organisation Ltd	FD		

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2219	Unit 10 Isle Of Man Food Park Mill Road Peel IM5 1TD	Colin Arthur Makin	FD	187	2008
2223	Unit 11 Isle Of Man Food Park Mill Road Peel IM5 1TD	Isle of Man Sea Food Products Ltd	SD	244	2625
2230	New Power Station Close Chiarn Peel IM5 1TE	UTILITIES			
2231	Peel Power Station Pen Temp Supply New Power Station Close Chiarn Peel	UTILITIES			
2232	Warehouse Next To Mill House Mill Road Peel IM5 1TB		I	206	2221
2225	Store Mill House Mill Road Peel IM5 1TB		I	21	231
2226	Western School Of Dance Warehouse Workshop Mill Road Peel IM5 1TB		L	158	1698
2228	Workshop A Viking Works Mill Road Peel IM5 1TB	OCCUPIER: HORIZON SCAFFOLDING			
2229	Workshop & Showroom B Mill Road Peel IM5 1TB		IS	196	2106
2233	Joiners Shop And Premises Mill Road Peel IM5 1TB	OCCUPIER: HORIZON SCAFFOLDING			
2234	West Marine House Mill Road Peel IM5 1TB		I	82	881
2238	Old Shipyard Mill Road Peel IM5 1TB		I	479	5154
2242	Workshop & Yard & Premises Mill Road Peel IM5 1TB		I	232	2496

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2241	Peel Brickyard Site Peel	T and J Autos	IS	203	2182
2237	Yard Store & Premises Mill Road Peel IM5 1TA		I	1219	13120
2235	Unit 12 Isle Of Man Food Park Mill Road Peel IM5 1TD	Isle of Man Sea Food Products Ltd	FD	476	5121
2239	Unit 13 Isle Of Man Food Park Mill Road Peel IM5 1TD	Geo Devereau & Son Ltd	FD	255	2744
2240	Pump House (No 13) Isle Of Man Food Park Mill Road Peel	Geo Devereau & Son Ltd	FD		
2236	Unit 7 Isle Of Man Food Park Mill Road Peel IM5 1TD	Castlebay Sea Food Ltd (Davisons Ice Cream)	FD	727	7829
2243	Unit 4 Peel Brickyard Site Peel	MR M D LANCASTER	I	547	5890
2244	Unit 3 Peel Brickyard Site Peel	QUILTING MATTERS (IOM) LTD	I		
2245	Unit 2 Peel Brickyard Site Peel	BEVAN LIMITED	IS		
2246	Unit 1 Peel Brickyard Site Peel	PHIL COMBER TRAWLING	IS		
2249	Offices Mill Road Peel IM5 1TA		O	59	638
2248	Unit 4 Isle Of Man Food Park Mill Road Peel IM5 1TD	Isle of Man Sea Food Products Ltd	FD	398	4286
2247	Unit 5 Isle Of Man Food Park Mill Road Peel IM5 1TD	Lewis Seafoods Ltd	FD	210	2259
2251	Unit 3 Isle Of Man Food Park Mill Road Peel IM5 1TD	Isle of Man Sea Food Products Ltd	O	41	440
2257	Unit 1 Isle Of Man Food Park Mill Road Peel IM5 1TD	Isle of Man Sea Food Products Ltd	FD	529	5697

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2250	Unit 16 Isle Of Man Food Park Mill Road Peel IM5 1TD	C. B. Horne	FD	144	1549
2253	Unit 17 Isle Of Man Food Park Mill Road Peel IM5 1TD	Seafood Properties Ltd (Gourmet Food)	FD	135	1452
2254	Unit 18 Isle Of Man Food Park Mill Road Peel IM5 1TD	Seafood Properties Ltd (Gourmet Food)	FD	135	1452
2258	Unit 19 Isle Of Man Food Park Mill Road Peel IM5 1TD	C. B. Horne	FD	135	1452
2259	New Fish Waste Plant Mill Road Peel IM5 1TA	Demolished		0	
2261	The Hub Isle Of Man Food Park Mill Road Peel IM5 1TD	OCCUPIER: DEPT OF ENVIRONMENT FOOD & AGRICULTURE	O	67	720
2260	Manx Transport Museum Mill Road Peel IM5 1TB		L	57	613
2264	Shop Mill Road Peel IM5 1TA		R	37	401
2266	Old Seabornes Yard Mill Road Peel IM5 1TA		I	10	561
2267	Garage No.2 Old Seabornes Yard Mill Road Peel IM5 1TA	THE MILL SHOP LIMITED	R	10	
2268	Compound Old Seabornes Yard Mill Road Peel IM5 1TA	PEEL PLANT HIRE LTD	IS	10	
2269	Workshop Old Seabornes Yard Mill Road Peel IM5 1TA	CHRISSIES COSTUMES	R	10	

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2270	Garage No.1 Old Seabornes Yard Mill Road Peel IM5 1TA	DAWSON TYRES	IS	10	
2271	Halls Removals Old Seabornes Yard Mill Road Peel IM5 1TA		SD	84	901
2272	Gas Works Mill Road Peel IM5 1AX	UTILITIES			
TOTAL				8,629	92,885

Fish Yard

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2279	Olive Court The Edward Loades Buildings Ramsey Road Peel IM5 1RE	VACANT	V	309	3323
2280	The Edward Loades Buildings Ramsey Road Peel IM5 1UR	VACANT	V	2325	25029
TOTAL				2,634	28,352

Clock Tower Industrial Estate and the Old Brickworks

Two adjacent industrial areas located close to the centre of Foxdale, in a central position on the Island. The more modern Clock Tower estate comprises a 10 unit multi-occupied block together with the larger Magic Carpets warehouse and retail showroom complex.

The adjoining Old Brickworks includes old industrial buildings and yard areas, currently part utilised for car sales.

There are land contamination issues in Foxdale which may hinder further expansion of the estate. The location is seen as relatively remote and access is via country roads.

The two estates provide approximately 3063 sq.m./32,971 sq.ft. of both modern and very old industrial space.

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2112	Unit 8 Clock Tower Industrial Estate Foxdale IM4 3HF	TYNWALD PETS	R	105	1126
2113	Unit 1 Clock Tower Industrial Estate Foxdale IM4 3HF	MANX PRINT CARE LIMITED	IS	105	1126
2114	Unit 10 Clock Tower Industrial Estate Foxdale IM4 3HF	OCCUPIER: CULINARY LIBERATION LTD	IS	105	1126
2115	Unit 3 Clock Tower Industrial Estate Foxdale IM4 3HF	TYNWALD PETS	R	105	1126
2116	Unit 5 Clock Tower Industrial Estate Foxdale IM4 3HF	BESPOKE SOLUTIONS LTD (DIRECTOR S)	R	105	1126
2117	Unit 9 Clock Tower Industrial Estate Foxdale IM4 3HF	C & S JOINERY CONSTRUC TION LTD	IS	105	1126
2118	Unit 6 Clock Tower Industrial Estate Foxdale IM4 3HF	ISLAND INSULATION	IS	105	1126

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2119	Unit 2 Clock Tower Industrial Estate Foxdale IM4 3HF	TYNWALD PETS	R	105	1126
2120	Unit 4 Clock Tower Industrial Estate Foxdale IM4 3HF	HITCHENS REMOVAL AND STORAGE	SD	105	1126
2121	Unit 7 Clock Tower Industrial Estate Foxdale IM4 3HF	CHEMICAL SERVICES (MANX) LTD	IS	105	1126
2124	Magic Carpet New Warehouse Clock Tower Industrial Estate Foxdale IM4 3HF	MR K BETTRIDGE T/A MAGIC CARPETS	R	524	5638
2129	South Barrule Ltd The Old Brickworks Mines Road Foxdale IM4 3EX		I	1208	13004
2133	Old Brickworks Steel Works Mines Road Foxdale IM4 3EX		I		
2134	Proposed Workshop Extension Mines Road Foxdale		I		
2135	The Old Brickworks Mines Road Foxdale IM4 3ET		I	285	3067
2170	Garage Showroom Mines Road Foxdale IM4 3EX		I		
2136	St Pauls Sunday School Tosaby Road Eairy IM4 3HP	-	-	-	-
TOTAL				3063	32971

West Total: 14,326 sq.m/ 154,211 sq.ft.

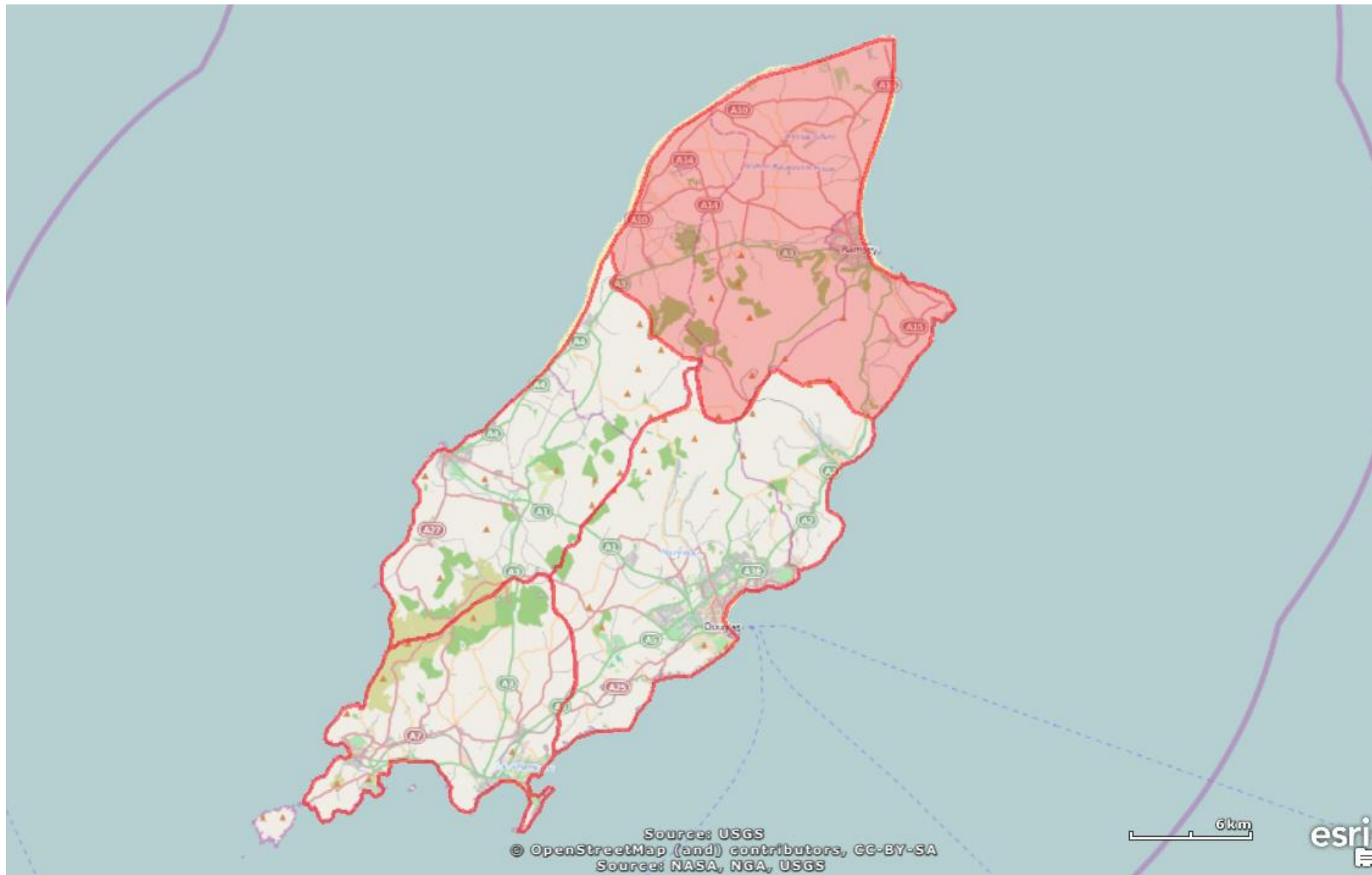
Isle of Man Government

Employment Land Review

Appendix 5A: NORTH Maps



North

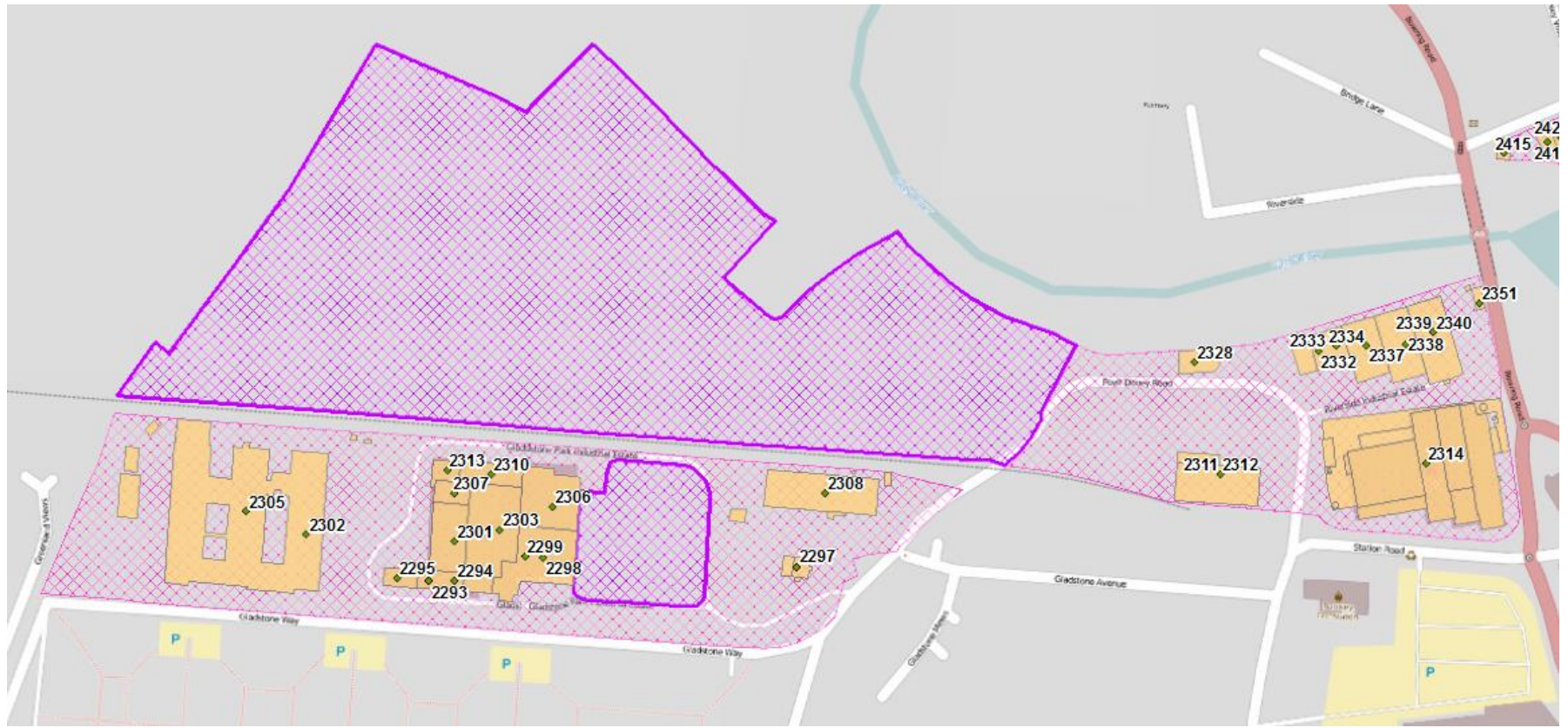


Jurby

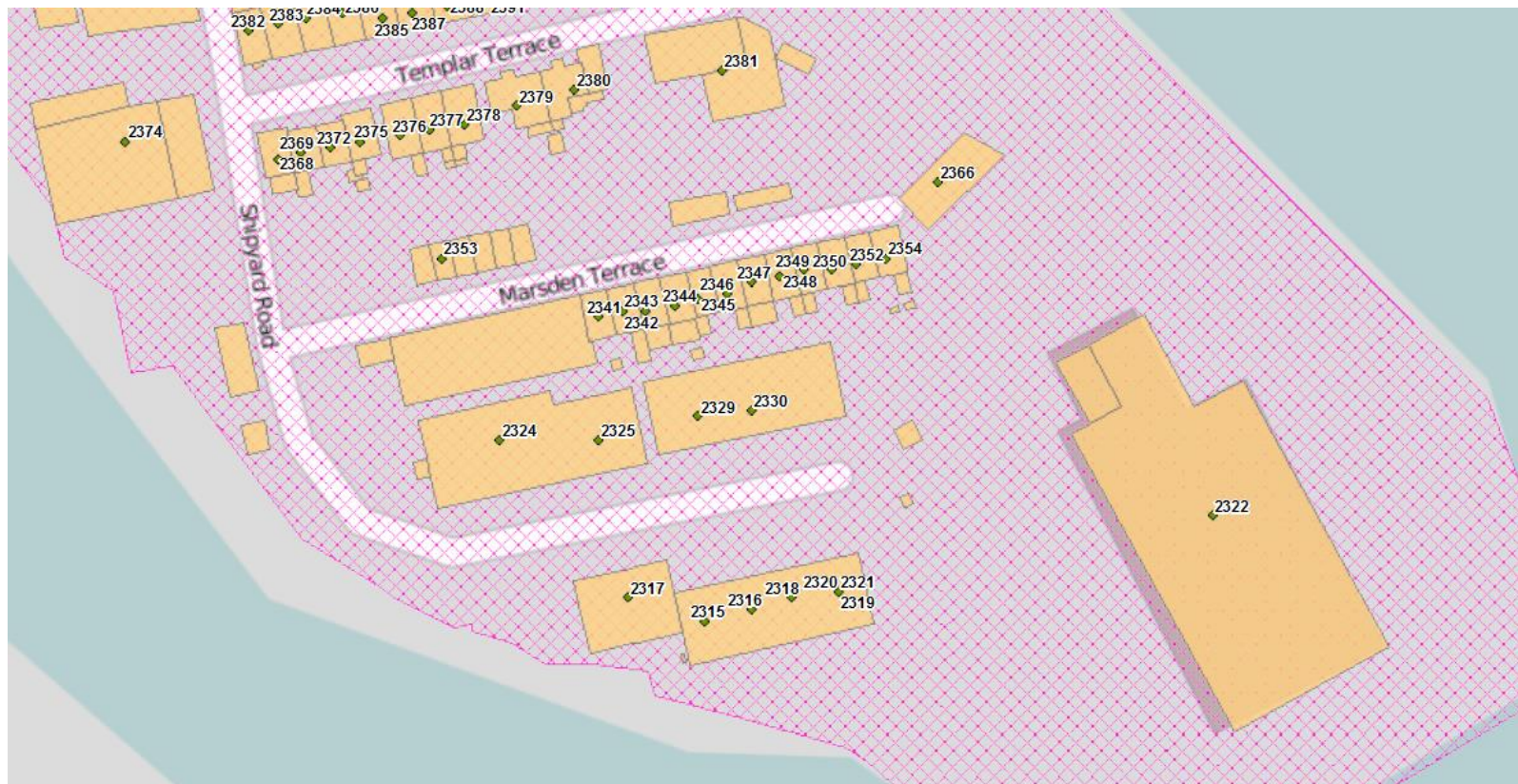


Ramsey (Gladstone Park, Riverside Industrial Estate, Ramsey Shipyard)

Gladstone Park & Riverside Industrial Estate



Ramsey Shipyard



Isle of Man Government

Employment Land Review

Appendix 5B: NORTH Tables



Jurby Industrial Estate

Located in the far north of the Island this Government owned and operated semi-rural industrial estate adjoins the Jurby Airfield and a karting track. It is also close to the Island's prison.

A good quality main estate road leads past mostly modern units varying sizes leading onto poorer quality inner estate roads. There are a number of potential development sites along this main estate road. Development is relatively low density with landscaped areas between units.

Occupiers include businesses associated with the building industry including BPD (pre-cast concrete products) and McCavana (timber frame kits) and specialist occupiers including the Dog House Brewery and Excalibur Almaz (aerospace).

The estate provides approximately 19,123 sq.m./205,857 sq.ft. of average quality, mostly modern industrial space in an open environment. There is at least one unit available.

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2488	292 Jurby Industrial Estate Jurby IM7 3BD	OCCUPIER: DEPARTMENT OF INFRASTRUCTURE	SD	1598	17197
2489	291 Jurby Industrial Estate Jurby IM7 3BD	NORTHERN PARISHES REFUSE BOARD	NRI	55	597
2490	269 Jurby Industrial Estate Jurby IM7 3BD	B P D LTD	I	3090	33260
2491	Hangar 269A Jurby Industrial Estate Jurby IM7 3BD	MCCAVANA TIMBER FRAMES IOM LTD	I		
2492	267 Jurby Industrial Estate Jurby IM7 3BD	EXCALIBUR ALMAZ LTD	I	1559	16785
2493	Next To Unit 267 Jurby Industrial Estate Jurby IM7 3BD				
2495	244 Jurby Industrial Estate Jurby IM7 3BD	FARMERS COMBINE LTD	IS	1554	16729

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2494	298A Jurby Industrial Estate Jurby IM7 3BD	ANDREAS RACING ASSOCIATION	L	457	4922
2496	Store 266 Jurby Industrial Estate Jurby IM7 3BD	AGH LTD	IS	2682	28871
2498	266 Jurby Industrial Estate Jurby IM7 3BD	AGH LTD	IS	122	2618
2499	248 Jurby Industrial Estate Jurby IM7 3BD	DEPARTMENT OF INFRASTRUCTURE	SD	122	
2502	Unit 251 Jurby Industrial Estate Jurby IM7 3BD	BRIAN WALMSLEY LTD	I	493	5309
2503	237 Jurby Industrial Estate Jurby IM7 3BD	COUNTRY PAVING & ORNAMENTAL LTD	I	153	1642
2504	236 Jurby Industrial Estate Jurby IM7 3BD	COUNTRY PAVING & ORNAMENTAL LTD	I	181	1952
2506	230 Jurby Industrial Estate Jurby IM7 3BD	DED	SD	1439	15491
2497	298 Jurby Industrial Estate Jurby IM7 3BD	NORTHERN PARISHES REFUSE BOARD	NRI	275	2960
2500	276 Jurby Industrial Estate Jurby IM7 3BD		I	110	1187
2501	Store At Jurby Camp Substation Jurby Industrial Estate Jurby		I		
2505	258 Jurby Industrial Estate Jurby IM7 3BD		I	212	2286
2507	Public Conveniences Jurby Industrial Estate Jurby IM7 3BD	TO BE DEMOLISHED		0	
2508	221 Jurby Industrial Estate Jurby IM7 3BD	S CALLOW	IS	78	843

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2511	Building 201 Jurby Industrial Estate Jurby IM7 3BD	LEZAYRE ROOFING (TO BE DEMOLISHED)			
2514	203 Jurby Industrial Estate Jurby IM7 3BD	MR J FINGLASS (TO BE DEMOLISHED)			
2510	229A Jurby Industrial Estate Jurby IM7 3BD	APPLECRAFT LTD	I	688	14802
2510	229B Jurby Industrial Estate Jurby IM7 3BD	VACANT	V	688	
2517	Unit 2 Jurby Industrial Estate Jurby IM7 3BD	STELLA'S JURBY BOOKS	R	632	6798
2518	Unit 1 (stellas) Jurby Industrial Estate Jurby IM7 3BD	JURBY JUNK	R		
2513	The Paddocks Jurby Industrial Estate Jurby IM7 3BB		I	73	3944
2509	Unit 4 The Paddocks Jurby Industrial Estate Jurby IM7 3BB	MR CHRISTOPHER WEDGEWOOD	I	73	
2512	Unit 5 The Paddocks Jurby Industrial Estate Jurby IM7 3BB	FACILITY MANAGEMENT SERVICES LTD	O	73	
2515	Unit 6 The Paddocks Jurby Industrial Estate Jurby Isle Of Man IM7 3BB	J M TEARE & SON LTD	IS	73	
2516	Unit 7 The Paddocks Jurby Industrial Estate Jurby IM7 3BB	DOGHOUSE BREWERY LTD	FD	73	
	UNIT 231 Jurby Industrial Estate Jurby	NORDWEST BUILDING & PRESENTATION LTD	IS	570	

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
	UNIT 273 Jurby Industrial Estate Jurby	TALISMANX	I	510	5490
	UNIT 283 Jurby Industrial Estate Jurby	CEMEX ISLAND AGGREGATES	IS	1490	16039
TOTAL				19,123	205,857

Ramsey (Gladstone Park, Riverside Industrial Estate, Ramsey Shipyard)

The principle industrial estate areas are within the town itself, the largest concentration being the area around the Riverside Industrial Estate and nearby Gladstone Park, whilst the Shipyard occupies a site on the north side of the harbour.

The Riverside Industrial Estate is a small estate of modern units occupied by vehicle/motor businesses and a window manufacturer, the principle occupier being builder's merchant, Haldane Fisher. The large Ramsey Bakery complex adjoins the estate and the commissioners Riverside Workshop is located opposite.

Gladstone Park is located a short distance away, a complex of older industrial buildings let by the estate owner to a number of businesses including the Post Office and a bespoke furniture manufacturer. There is a vacant development plot on the estate.

There are areas of land to the north available for large scale industrial development.

The second industrial area at the Shipyard has a difficult approach along Shipyard Road, a narrow, residential road. There are a number of relatively small, modern industrial units located in front of the principle Shipyard building which is operated by the DSC Group. The nearby former Manx Gas Plant is redundant and is likely to be developed for residential purposes.

Gladstone Park and Riverside Industrial Estate provide approximately 10,789 sq.m./ 116,137 sq.ft. of modern and older style industrial space of varying sizes and qualities. The Shipyard provides a further 3,752 sq.m./40,391 sq.ft. There are no units being advertised as available at either industrial estates.

Gladstone Park and Riverside Industrial Estate

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2311	Industrial Unit Former Railway Station Station Road Ramsey IM8 2LF	RIVERSIDE WORKSHOPS RAMSEY COMMISSIONERS	I	596	6415
2312	Former Railway Station Station Road Ramsey IM8 2LF				
2314	New Bakery Station Road Ramsey IM8 2LF	RAMSEY BAKERY	FD	527	5677
2328	Riverside Pump Station Riverside Industrial Estate Ramsey	UTILITIES			
2332	Unit 4b Riverside Industrial Estate Ramsey IM8 2LG		I	233	2505
2333	Unit 4a Riverside Industrial Estate Ramsey IM8 2LG		I		
2334	Unit 4 Riverside Industrial Estate Ramsey IM8 2LG		I		
2335	Unit 3 Riverside Industrial Estate Ramsey IM8 2LG		I	385	4149
2336	3A Riverside Industrial Estate Ramsey IM8 2LG		I		
2337	Unit 2a Riverside Industrial Estate Ramsey IM8 2LG		I	461	4963
2338	Unit 2b Riverside Industrial Estate Ramsey IM8 2LG		I		
2339	Unit 1 Riverside Industrial Estate Ramsey IM8 2LG	HALDANE FISHER	I	556	5983
2340	Communal/landlord Riverside Industrial Estate Ramsey				

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2351	Control Kiosk Pump Station Bowring Road Ramsey	utilities			
2305	Strix Factory Gladstone Park Industrial Estate Ramsey IM8 2LA	STRIX LTD AND MANX ENGINEERS	I	3540	38107
2302	Factory Gladstone Park Industrial Estate Ramsey IM8 2LA				
2295	Unit 4 Gladstone Park Industrial Estate Ramsey IM8 2LA	OCCUPIER: FOURTICO LTD	I	124	1338
2293	Unit 3a Ground Floor/front Gladstone Park Industrial Estate Ramsey IM8 2LA	OCCUPIER: FOURTICO LTD	I	160	1727
2294	Unit 3b Upper Floor Gladstone Park Industrial Estate Ramsey IM8 2LA	OCCUPIER: FOURTICO LTD			
2301	Unit 5 Gladstone Park Industrial Estate Ramsey IM8 2LA	81 TAXI LTD	IS	482	5185
2307	Unit 6 Gladstone Park Industrial Estate Ramsey IM8 2LA	RICHARDSON METALCRAFT LTD	I	148	1594
2313	Unit 7 Gladstone Park Industrial Estate Ramsey IM8 2LA	G S CARTER T/A AUTO RECOVERY (IOM)	IS	115	1234
2310	Unit 8 Gladstone Park Industrial Estate Ramsey IM8 2LA	IOM KITCHENS.COM	SD	260	2796
2303	Unit 2 Gladstone Park Industrial Estate Ramsey IM8 2LA	IOM KITCHENS.COM	SD	947	10190
2299	Evomoto - Unit 1b Gladstone Park Industrial Estate Ramsey IM8 2LA	EVOMOTO LTD	IS	378	8140
2298	Unit 10 Gladstone Park Industrial Estate Ramsey IM8 2LA		I	378	

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2306	Unit 9 Gladstone Park Industrial Estate Ramsey IM8 2LA	I O M POST OFFICE AUTHORITY	SD	635	6830
2308	Factory Gladstone Avenue Ramsey IM8 2LE		I	797	8578
2297	Ridgeway House Gladstone Avenue Ramsey IM8 2LB		I	68	728
TOTAL				10,789	116,137

Ramsey Shipyard

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2322	Workshop & Premises Shipyard Road Ramsey IM8 3DN	D S C LIMITED	I	1825	19645
2319	Unit 1 The Shipyard Shipyard Road Ramsey IM8 3DT	IOM Coastguard	NRI	93	1000
	Unit 8 The Shipyard	Manalaytical	I	93	1000
2318	Unit 2 The Shipyard Shipyard Road Ramsey IM8 3DT	NASALESE LTD	I	93	1000
2316	Unit 3 The Shipyard Shipyard Road Ramsey IM8 3DT	TABAC WORLD LIMITED	SD	93	1000
2315	Unit 4 The Shipyard Shipyard Road Ramsey IM8 3DT	TABAC WORLD LIMITED	SD	93	1000
2317	Unit 5 The Shipyard Shipyard Road Ramsey IM8 3DT	HERSHAM ELECTRICAL	IS	93	1000
2330	Unit 10 The Shipyard Shipyard Road Ramsey IM8 3DT	BOAL ENGINEERING	I	93	1000
2329	Unit 9 The Shipyard Shipyard Road Ramsey IM8 3DT	DAVID MARCHANT	I	93	1000

Number (GIS address point)	Site Address (from GIS data)	Occupier	Use	Sq m.	Sq ft.
2325	Unit 7 The Shipyard Shipyard Road Ramsey IM8 3DT	Gough Electrical	IS	93	1000
2324	Unit 6 The Shipyard Shipyard Road Ramsey IM8 3DT	NSALESE	I	93	1000
		Kinnim	I	93	1000
2366	The Old Warehouse Marsden Terrace Ramsey IM8 3DS	OCCUPIER: MR E N MARTIN	I	125	1345
2381	Workshop Office & Yard Templar Terrace Ramsey IM8 3DP		I	144	1551
2374	Riverside Workshop Shipyard Road Ramsey IM8 3DN		I	358	3850
	adjacent to 2341	VEHICLE MAINTENANCE AND BUILDERS DEPOT	IS	279	3000
TOTAL				3,752	40,391

North Total: 33,665 sq.m./ 362,376 sq.ft.