



ISLE OF MAN

AIRPORT TECHNOLOGY GATEWAY

A thriving business park next to the
Ronaldsway airport in the Isle of Man

BUSINESS
ISLE OF MAN 

The Isle of Man is the world's only entire nation UNESCO Biosphere. A jurisdiction where you can focus on your business ambitions, empowered by an investment friendly environment and assured by transparent regulation.

The Isle of Man has a well-established reputation for offering world-class professional services, with an accessible and engaged Government and a supportive business community; a place where both you and your business can thrive.



WELCOME TO THE ISLE OF MAN

The Isle of Man, a self-governing Crown Dependency, is located in the heart of the Irish Sea, with a total land area of 227 square miles.

Despite its modest size, it has a population of 84,000 and a skilled workforce employed across diverse sectors such as Advanced Engineering & Manufacturing, Food & Drink Export, Biomed, and Medicinal Cannabis.

The Isle of Man is recognised as one of the safest places in the British Isles, distinguished by its unique Manx history, culture, music, language, and folklore, all of which are deeply rooted in ancient Celtic traditions.

The Island's stunning natural landscape, encompasses 95 miles of unspoilt coastline, 169 miles of public footpaths and 32 beaches offering an active lifestyle at your doorstep making the Isle of Man a truly unique location to both live and work.

The Isle of Man is well-connected, offering daily flights to several destinations across the UK and Ireland. Additionally there are regular ferry services to Liverpool and Heysham and seasonal services to Belfast and Dublin.

The Isle of Man is home to renowned international brands, start-ups and everything in-between. Offering strong links, robust physical infrastructure and technical facilities to enable businesses to operate, develop and deliver to their customers worldwide.



THE ATG OPPORTUNITY



The Airport Technology Gateway (ATG) is a Business Park located next to the Ronaldsway Airport and just a 20 minutes drive from the capital city of Douglas.



12.3 acres available for development in a well connected location in a parkland setting



Part of the larger Isle of Man Freeport and Balthane Industrial Estate employing over 500 workers



Close access to the Ronaldsway Airport and the Private Manx Jet Centre



Flexible build and lease options available with a concierge service to support business relocation



Ideal base for advanced engineering & technology, renewables, research, biomed, medicinal cannabis data, IT, aerospace and defence



Potential to accommodate up to 400,000 sq ft of built-up space with a mix of government and privately owned lands

AVAILABLE SITES

	Plot 18/19	Plot 27	Plot 30	Plot 38
Plot size est. (sqm)	8,395	11,660	4,515	25,088
Plot size est. (sqft)	90,363	127,507	48,599	270,044
Mains services	✓	✓	✓	✓
Fibre broadband	✓	✓	✓	✓
Parking space est.	90	126	49	260
Gross Internal Area est. (sqm)	1,450**	5,922*	2,257*	12,543*

*estimated based on modelling

**existing structure on plot 18



A THRIVING BUSINESS ECOSYSTEM



Manx Precision Optics



Henson Ceramics Limited



SUPPORTIVE BUSINESS ENVIRONMENT



Albion Knitting Company, a manufacturer of premium knitwear relocated its London manufacturing facility to the Isle of Man Airport Technology Gateway (ATG) in 2024.

Their investment was supported by the Isle of Man Government through the Financial Assistance Scheme, which offers generous grant support of up to 40% towards capital and operating expenditure for businesses in the Engineering and Manufacturing sector.

Grow Lab Organics (GLO) became the first operator to receive planning permission to develop a manufacturing facility for the production and export of medicinal cannabis in the Isle of Man.

Through the concierge service, they have benefited from support towards surveys and studies and have received guidance from Department for Enterprise regarding the provision of utilities.



WELL CONNECTED



50+
flights
per week



40/50 min
Liverpool/Manchester
from Isle of Man



FERRY SERVICE
to Liverpool,
Heysham

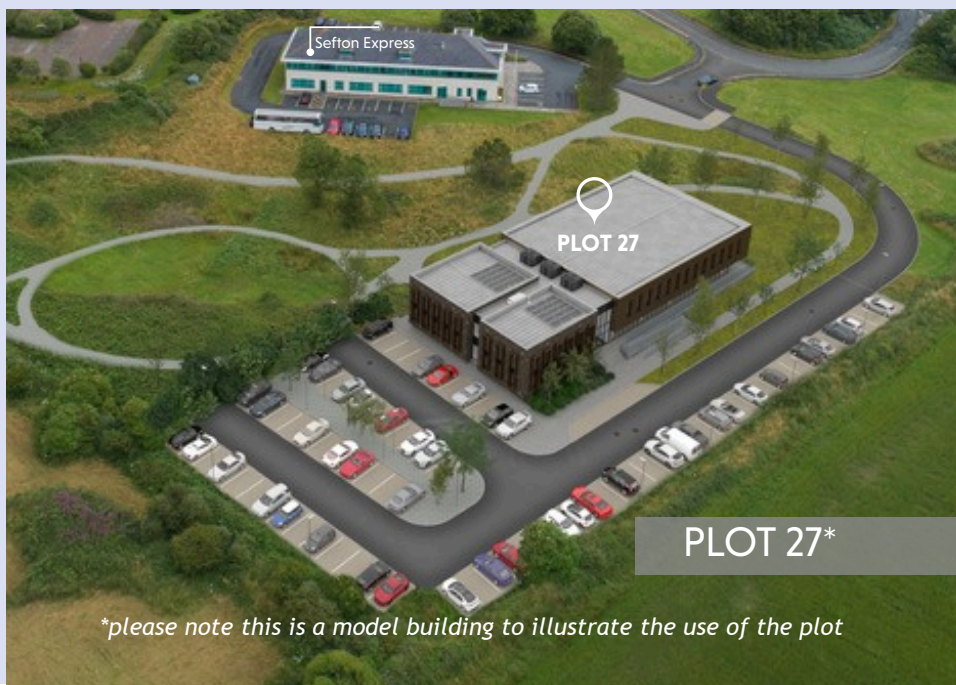


80-95 min
LON City, LGW, LHR
from Isle of Man



PROPERTY OFFER

PLOT 38

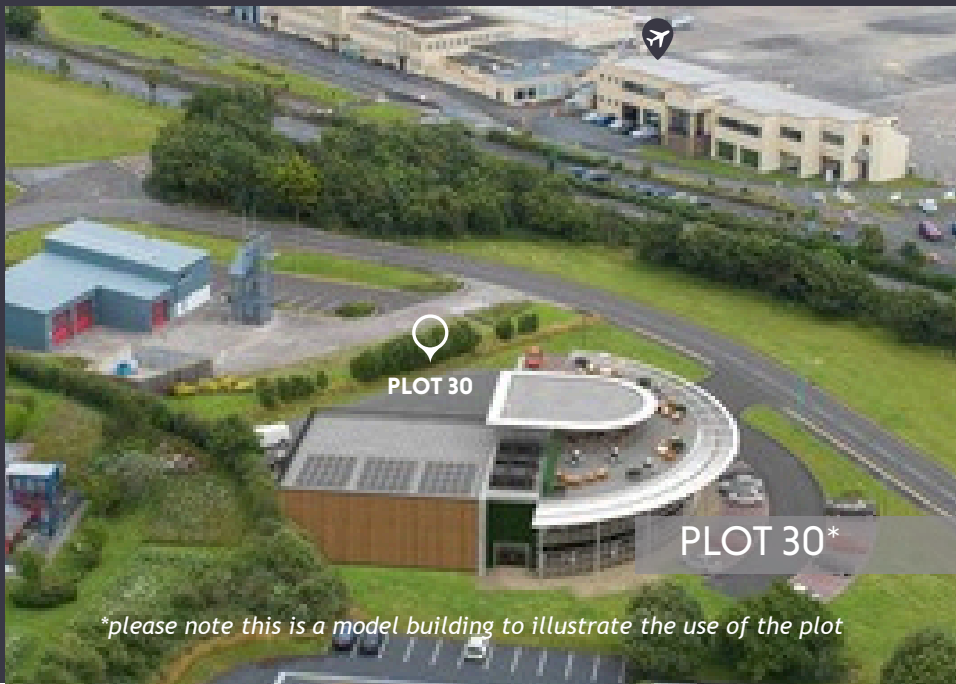
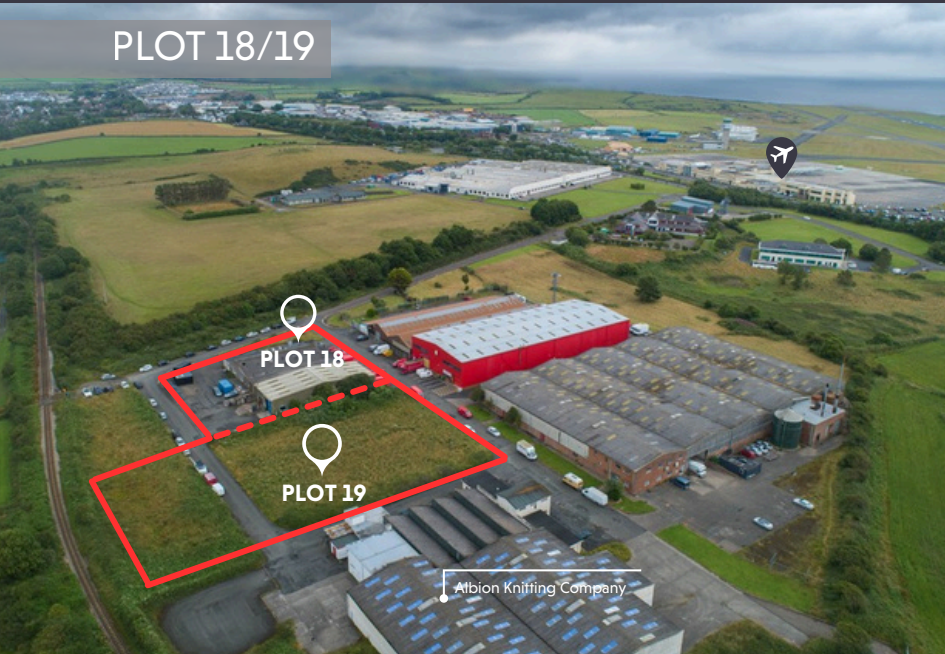


PLOT 27*

**please note this is a model building to illustrate the use of the plot*

FLEXIBLE BUILD AND LEASE OPTIONS

PLOT 18/19



**please note this is a model building to illustrate the use of the plot*

WHY CHOOSE THE ISLE OF MAN

WORLD-CLASS BUSINESS ECOSYSTEM

Resilient data,
infrastructure,
and power
provision



SUPPORTIVE AND APPROACHABLE GOVERNMENT

Open door policy with
dynamic regulations and
financial support
schemes



SAFE AND SECURE

One of the safest
places in the British
Isles with low crime
rate and
political stability



FINANCIALLY REWARDING JURISDICTION

0% corporation tax
and no capital
gains tax

0%

UNPARALLELED LIFESTYLE

With an average
commute of 20
minutes the Isle of
Man offers the
perfect work-life
balance



ENTIRE NATION UNESCO BIOSPHERE

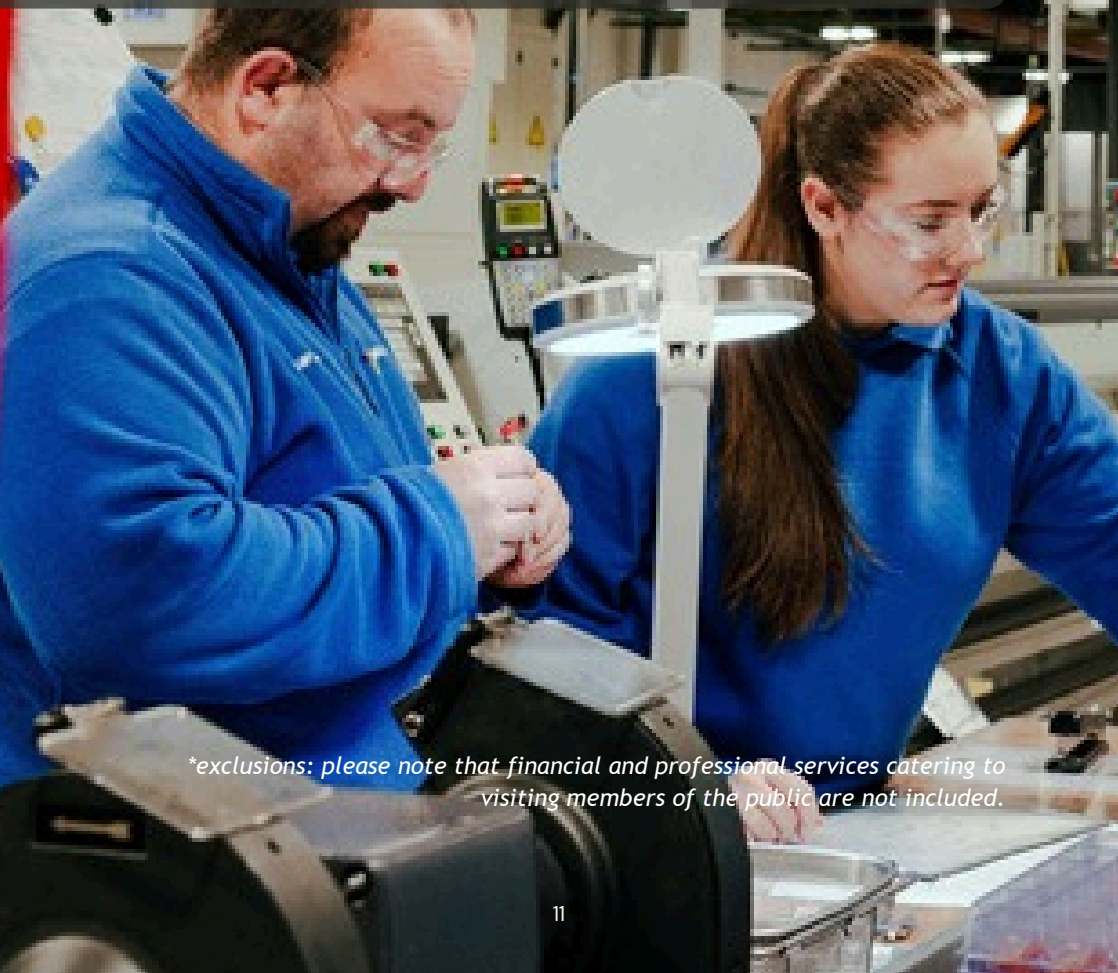
Operate in the only
entire nation
UNESCO biosphere



JOIN OUR BUSINESS COMMUNITY

THE ATG IS THE IDEAL BASE FOR:

- High-tech industries: technology firms pushing the boundaries of innovation.
- Advanced engineering and manufacturing: precision engineering and manufacturing businesses that drive progress.
- Research: laboratories and research centres dedicated to scientific advancements.
- Corporate headquarters*: central offices for companies with multiple and diverse interests, providing a strategic base for operations.
- Light industrial and warehousing operations.



**exclusions: please note that financial and professional services catering to visiting members of the public are not included.*

CONTACT US

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