

TO LET

INDUSTRIAL



Superb Warehouse/Storage facilities available from 950 sq ft to 80,000 sq ft

SHORE COMMERCIAL PARK, BELFAST ROAD
CARRICKFERGUS

- Highly prominent location
- Warehouse facilities available from 950 sq ft to 80,000 sq ft
- Eaves height of up to 7.2m
- 24/7 on site security

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Lisney

Location

The warehouse is located within the Shore Commercial Park on the Belfast side of Carrickfergus in a highly prominent location. Carrickfergus is strategically located c.10 miles from Belfast, 9 miles from the Port of Belfast and 12 miles from the Port of Larne. Furthermore, Belfast International and George Best Airports are easily accessible. The surrounding road network will be further improved once the extension of the dual carriageway to Whiteabbey is completed.

Description

Various buildings and size combinations available with roller shutters and dock levelers. Externally there is easy access to the entire business park and an abundance of car parking and circulation space with the addition of 24/7 on site security.

Accommodation

Unit	Net Floor Area (sq ft)	Smaller Units (sq ft)			
7	80,000	5-1	3,500	36-7	1,000
27-3b	20,000	5-2	3,500	36-8	3,500
23-1	20,000	5-3	3,500	36-9	2,000
23-2	6,000	5-7	2,140	36/10	4,250
		5-8	4,284	36/34	950

Rent From £2.00 per sq ft (exclusive) based on internal repairing and insuring terms.

Service Charge

Tenant to reimburse Landlord with a proportion of the service charge to cover common areas and insurance, estimated at £0.50 per sq ft.

Energy Performance Certificate (EPC)

An EPC is currently being undertaken for the units and can be made available upon request.

Rates

We have been verbally advised by the Land and Property services that the building will be reassessed upon occupation. We estimate that the rates payable will be approximately £1.20 per sq ft.

All prices and outgoings are exclusive of but may be liable to V.A.T.
Lisney will be acting as joint agents with BTW Sheills - 028 90 327954

