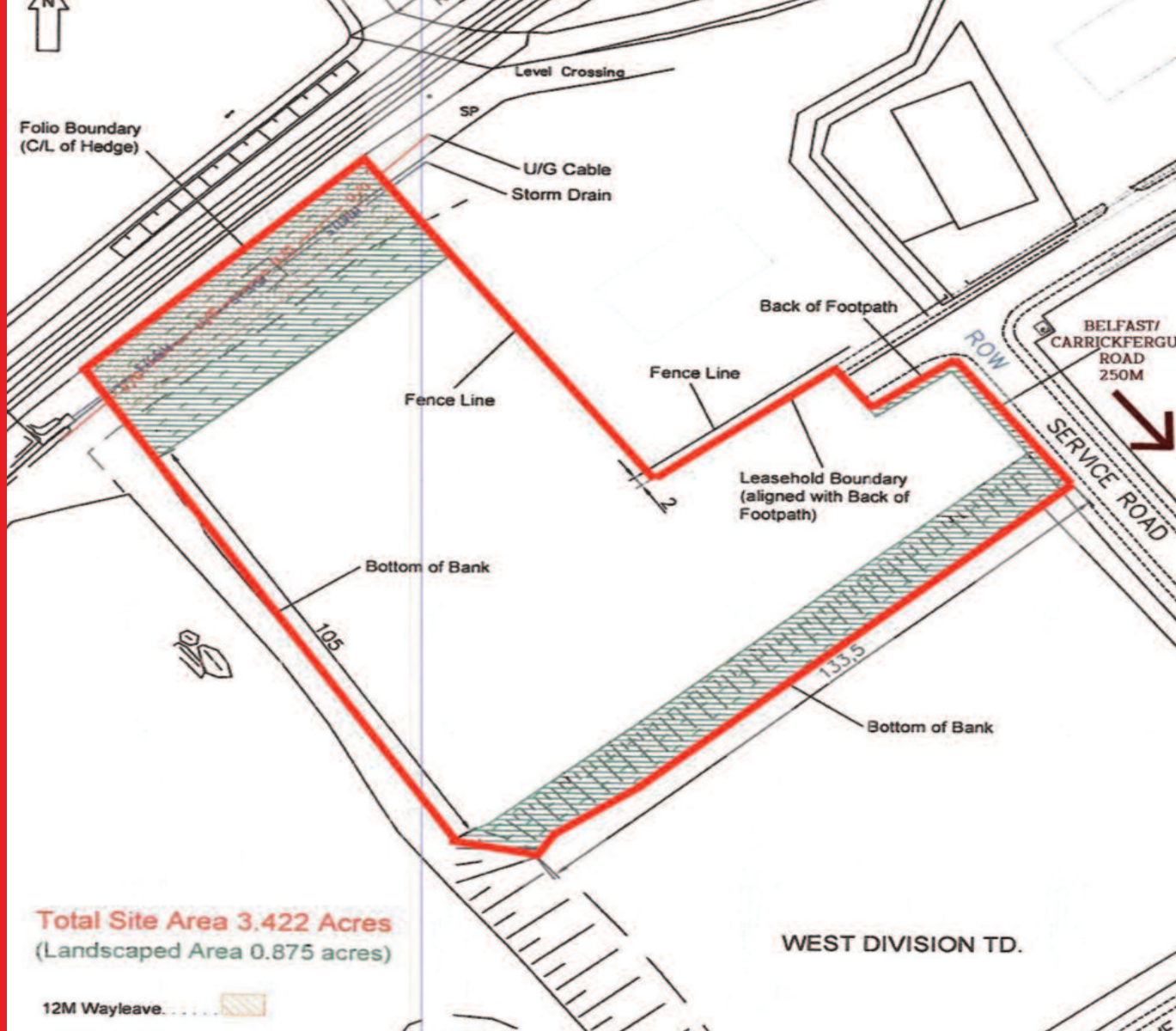


FOR SALE

DEVELOPMENT



## Commercial Development Lands

### SLOEFIELD PARK, TROOPERSLANE INDUSTRIAL ESTATE, CARRICKFERGUS

- Located within a recognized commercial industrial estate, close to the Belfast Road
- Site area - 3.422 Acres (1.38 Ha) (Gross) 2.54 Acres (1.03 Ha) approx. (Net)
- Schematic plan (subject to planning) shows 2 buildings of 13,500 Sq Ft and 20,000 Sq Ft
- Surrounding properties include a mix of storage and distribution, manufacturing, offices and showrooms

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Lisney

## Location:

Carrickfergus is a well known “historic” town in Northern Ireland lying 11 miles (approx) north east of Belfast city centre. Commercial activity is predominantly located to the south west of the town centre in the Trooperslane Industrial Estate which is just off the main Belfast Road. The subject land is prominently located within the estate. Well known occupiers in the vicinity include Fortress Stone, Mauds, AC Automation, Douglas and Graham, Abbey Upholstery, Ryobi and Body Tech.

## Description:

- Property comprises an “L” shaped level site with direct access off the main spine road in the estate lying adjacent to a number of established occupiers.
- Services are located at the site boundary.

## Site Area:

Gross area: 3.422 Acres (1.38 Ha)  
 Net Area: 2.547 Acres (1.03 Ha)

## Planning:

In the draft Belfast Metropolitan Area Plan (BMAP) the lands are zoned as “major areas of existing employment/industry”.

Although formal planning permission has not been sought a schematic plan has been prepared showing the site is capable of development as a complex providing:

Unit A	13,500 Sq Ft
Unit B	20,000 Sq Ft
Unit C	Gate House
Parking	74 spaces

**Title:** We understand the property is held leasehold for a term of 999 years subject to a nominal ground rent.

**Price:** Offers invited around £120,000 (Consideration may be given to sub-dividing the site)

All prices and outgoings are exclusive of but may be liable to V.A.T.

Further information is available at [www.Lisney.com](http://www.Lisney.com)



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