

Lisney

.....
TO LET:
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**Last Remaining New
Build Industrial Unit**

**UNIT 10, SLOEFIELD BUSINESS PARK,
1 SLOEFIELD DRIVE, CARRICKFERGUS, BT38 8GX**

**LAST UNIT
REMAINING**

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CONTACT

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BRIEF

- Last unit remaining
- New build light industrial unit with potential office workspace
- Unit available 5,175 Sq Ft
- Potential to increase size to 7,762 Sq Ft by way of mezzanine level (subject to necessary consents)
- Opportunity to provide additional windows in front and side elevations
- 16 on site car parking spaces
- Potential for a secure yard

WWW.LISNEY.COM

LOCATION

Sloefield Business Park is approximately 1 mile West of Carrickfergus town centre and 11 miles north east of Belfast city centre.

Commercial activity is predominantly located to the south west of the town

centre in the Trooperslane Industrial Estate/Sloefield Drive area which is just off the main Belfast Road.

The location benefits from excellent road linkages to the A2 and M5 motorway to Belfast and the M2 to the north and M1 to the south and west.

Within Sloefield Business park are Pollock Lifts, Nectar Ltd and Advantage NI.

Other well-known occupiers in the vicinity include Ryobi, Mauds, Douglas and Graham, McCue and Schrader.

SERVICE CHARGE

A service charge is levied to cover all landlords' reasonable outgoings to include:

Upkeep of common areas, maintenance

Buildings insurance and management fee.

We understand this is budgeted at approximately £0.35 per sq ft per annum for the year 2016/17.

DESCRIPTION

Access to the business park is via electrically operated double gates leading to a tarmac parking area and the entire park is surrounded by palisade fencing.

The property is composed of a new build development of 2 light industrial units with potential office workspace units that comprise:

- Steel portal frame construction
- Profile metal clad roof and walls
- Attractive double height glazing to customer entrance/reception area
- Unit 10 has a corner glazed entrance visible upon entering the businesspark

- Potential to provide additional double glazed windows to the ground and first floor levels at front and side elevations
- 6m eaves height
- Electrically operated roller shutter doors
- Designed to accommodate a mezzanine level (subject to necessary consents) and increasing the unit to 7,762 Sq Ft
- W.C facilities
- Gas services available
- 16 car parking spaces
- Potential for secure yard area

BESPOKE FIT OUT

The units will be constructed to a shell specification as above however bespoke internal fit outs may be available, further details upon request.

ACCOMMODATION

Last unit of 5,175 sq ft

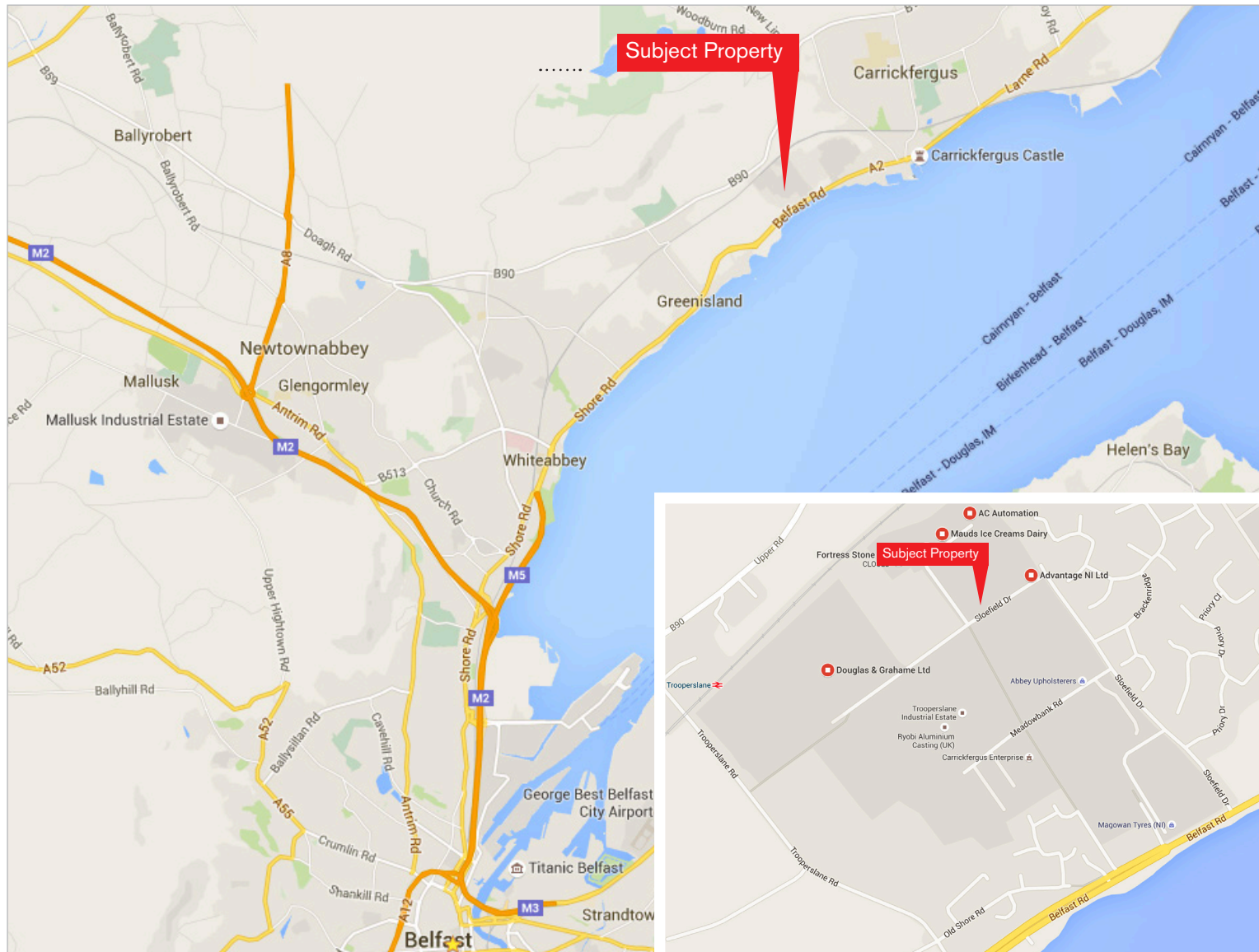
Floorplans available upon request.

POSITION



GALLERY

LOCATION MAP



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SLOEFIELD BUSINESS PARK, 1 SLOEFIELD DRIVE, CARRICKFERGUS, BT38 8GX

RENT

Unit 9: Let

Unit 10: Price on application

TERMS

A new lease on Full Repairing and Insuring terms to incorporate service charges is available.

RATES

To be assessed upon occupation.

VAT

All prices and outgoings are exclusive of but may be liable to VAT.

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