

# Lisney

## INDUSTRIAL - FOR SALE

Excellent Industrial Estate Comprising C. 62,885 Sq Ft Over  
12 Units On A Site Of Approximately 5.75 Acres.

**DRUMAHOE INDUSTRIAL ESTATE, 102 DRUMAHOE ROAD,  
DRUMAHOE, MILLBROOK, LARNE, BT40 2SN**

## CONTACT

Andrew Gawley (Lisney)  
028 9050 1501  
agawley@lisney-belfast.com



Indicative Site Boundaries

- Self-contained Industrial Estate comprising a range of buildings comprising c. 62,885 sq ft in total
- Site area of c. 5.75 Acres
- 2 Dock Leveller's
- Large concrete/hard standing yard area
- Good on-site parking and turning circles
- Excellent location in close proximity to the Port of Larne
- The recently upgraded A8 road network allows access to Belfast in approximately 30 minutes

**JOINT AGENT**



## LOCATION

*Larne is a busy provincial town located approximately 21 miles north of Belfast on the shores of Larne Lough and the Irish Sea.*

The town has a district population of c. 32,000 persons and occupies one of the provinces busiest ports providing both domestic and freight services via traditional and fast ferries.

Travel time by ferry from Larne to Cairnryan, Scotland takes 2 hours.

The subject property is situated on the western side of Larne, within one mile of the Town Centre.

The property occupies a highly prominent elevated site with excellent frontage to Drumahoe Road and is approximately 1 mile from the Millbrook Roundabout on the A8 road, which is the main arterial route linking Belfast to Larne.

Belfast International Airport and Belfast City Airport are both c. 22 miles from the property.

## DESCRIPTION

*The subject property comprises an extensive industrial estate situated on a self-contained site of c. 5.75 acres.*

There are currently 4 buildings providing 12 self-contained units.

Generally the buildings are of steel portal frame construction with profile cladding to the walls and roof, concrete flooring and a maximum eaves height of approximately 6.5m (21 feet). The main headquarter unit comprises ground and first floor office accommodation and 2 dock levellers.

The office accommodation is fitted out to include plastered and painted walls, carpet floors and fluorescent lighting, suspended ceilings with recessed box lighting and electric wall heaters.

The majority of the site is laid in a combination of concrete or hardcore with appropriate service roads.

The main point of access is via Drumahoe Road, through 3 metre high double gates. The site is bound by concrete post and chainlink fencing.

The warehouses have multiple access points via both pedestrian doors and full height electric roller shutters.

## ACCOMMODATION

*We have been provided with floorplans which show the following breakdown of areas based on a Gross Internal Area (GIA) basis.*

Unit	Area Sq Ft	Area Sq M
Unit 1	6,405	595
Unit 2	1,055	98
Unit 3	1,055	98
Unit 4	1,055	98
Unit 5	1,044	97
Unit 6	2,357	219
Unit 7	4,758	442
Unit 8	15,393	1,430
Unit 9	12,820	1,191
Unit 10	1,130	105
Unit 11	12,960	1204
Unit 12	1,249	116
	61,281	5,693

*\*Units 1 – 7 have a gross internal area of 19,333 sq ft which increases the total floor area to 62,885 sq ft*

## BOUNDARY MAP



## RATES & EPC

UNIT	NAV	RATE IN THE £	RATES PAYABLE
Unit 1	£16,200	0.603666	£9,779.39
Unit 2	£2,350	0.603666	£1,418.62
Unit 3	£2,500	0.603666	£1,509.17
Unit 4	£2,450	0.603666	£1,478.98
Unit 5	£20,400	0.603666	£12,314.79
Unit 6	Not Available	0.603666	£0.00
Unit 7	Not Available	0.603666	£0.00
Units 8-10	£55,400	0.603666	£33,443.10

## EPC RATING - D76

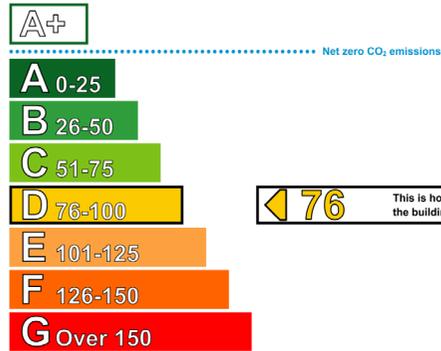
Drumahoe Industrial Centre  
 Drumahoe Road  
 Millbrook  
 LARNE  
 BT40 2SN

Certificate Reference Number:  
 9417-3041-0360-0700-7795

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website [www.epb.dfpni.gov.uk](http://www.epb.dfpni.gov.uk).

### Energy Performance Asset Rating

More energy efficient



Less energy efficient



## AERIAL IMAGE



Indicative Site Boundaries

## PLANNING

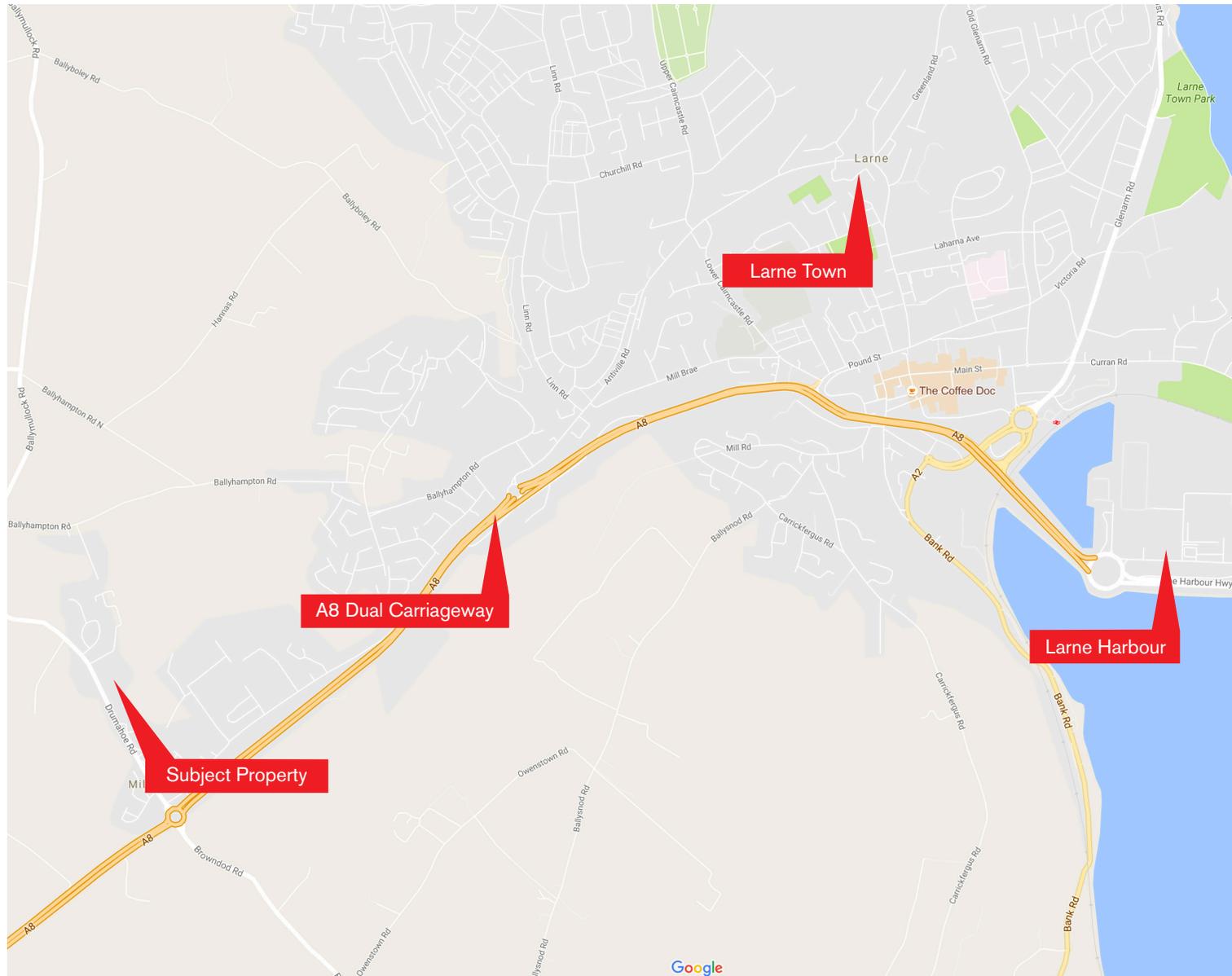
*The subject property has been an established manufacturing and warehouse facility for many years.*

*In 2008 the site achieved outline planning consent at planning appeals for housing.*

*This outline consent was not secured and has now lapsed. Further details upon request.*



## LOCATION MAP



## ASKING PRICE

*Price on application.*

## TITLE

*We understand the property is held by way of a long lease and subject to a nominal ground rent.*

## PLEASE NOTE

*There is an NIE substation on part of the site.*

*Further title details can be obtained from:*

*Gerard Small,  
John McKee Solicitors,  
The Linenhall,  
32-38 Linenhall Street,  
Belfast, BT2 8BG*

*Tel: 028 9023 2303*

## VAT

*All prices, outgoings and rentals are exclusive of, but may be liable to VAT*

## CONTACT

**Andrew Gawley (Lisney)**

028 9050 1501

[agawley@lisney-belfast.com](mailto:agawley@lisney-belfast.com)

**Mark Patterson (OKT)**

028 9024 8181

[mark.patterson@okt.co.uk](mailto:mark.patterson@okt.co.uk)

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