

Lisney

INDUSTRIAL/LOGISTICS - TO LET

Warehouse with 6 no. dock levellers and 6.48 metre eaves totalling 176,898 sq ft

**UNIT 24, SHORE COMMERCIAL PARK,
CARRICKFERGUS BT38 8PH**

CONTACT

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BRIEF

- Well established commercial location
- 24/7 on site security and access
- 6 no. dock levellers
- Eaves heights of 6.48 metres
- Capable of subdivision to accommodate requirements of 50,000 sq. ft. upward

JOINT AGENT

**Lambert
Smith
Hampton**



LOCATION

Shore Commercial Park is a well-established commercial location situated on the Belfast side of Carrickfergus town centre.

Carrickfergus is strategically located c. 10 miles from Belfast, 9 miles from the Port of Belfast and 12 miles from the Port of Larne.

The property is accessible from the A2, the main arterial route linking Carrickfergus and Belfast.

Connectivity between these two locations has been drastically improved since the completion of the A2 road widening scheme in summer 2015.

The neighbouring area comprises a mix of retail, leisure and industrial uses. Existing tenants within the park include Michelin, Chain Reaction Cycles and Co-op.

Connectivity to local transports hubs

9.5 miles from Belfast Port

14.5 miles from Larne Port

113 miles from Dublin Port

DESCRIPTION

Shore Commercial Park is a fully secured business park extending to c. 110 acres, comprising over 900,000 sq. ft. of built accommodation.

Major occupiers within the business park include Michelin, Yodel, The Co-Operative and Chain Reaction Cycles. On site manned security is provided twenty four hours a day, seven days a week along with a dedicated on site management team.

The subject property comprises c. 176,898 sq. ft. of industrial/logistics warehousing benefitting from 6 no. dock levellers and eaves heights of c. 6.48 metres. The space is of concrete frame construction with concrete flooring and roller shutter door access.

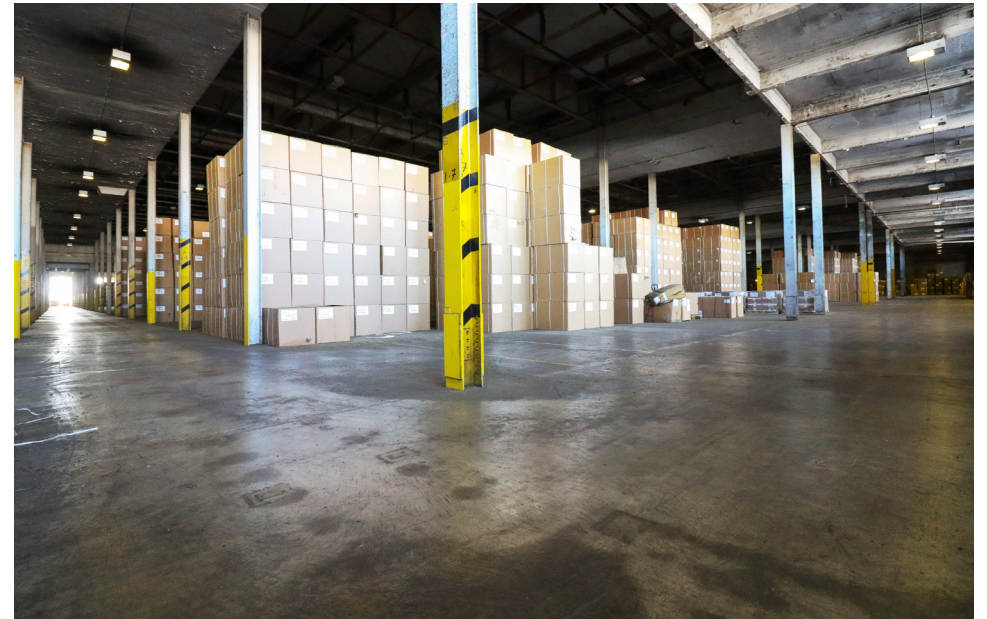
The space is capable of subdivision to accommodate requirements of 50,000 sq. ft. upwards. An additional c. 1.20 acres of yard space can also be made available to an incoming tenant.

Images:

Top - Eaves heights of 6.48 metres

Bottom - 6 no. dock levellers

IMAGES



SCHEDULE OF ACCOMMODATION

UNIT NO.	TYPE	SIZE SQ M	SIZE SQ FT	EAVES
24	Warehouse	16,434	176,898	6.48

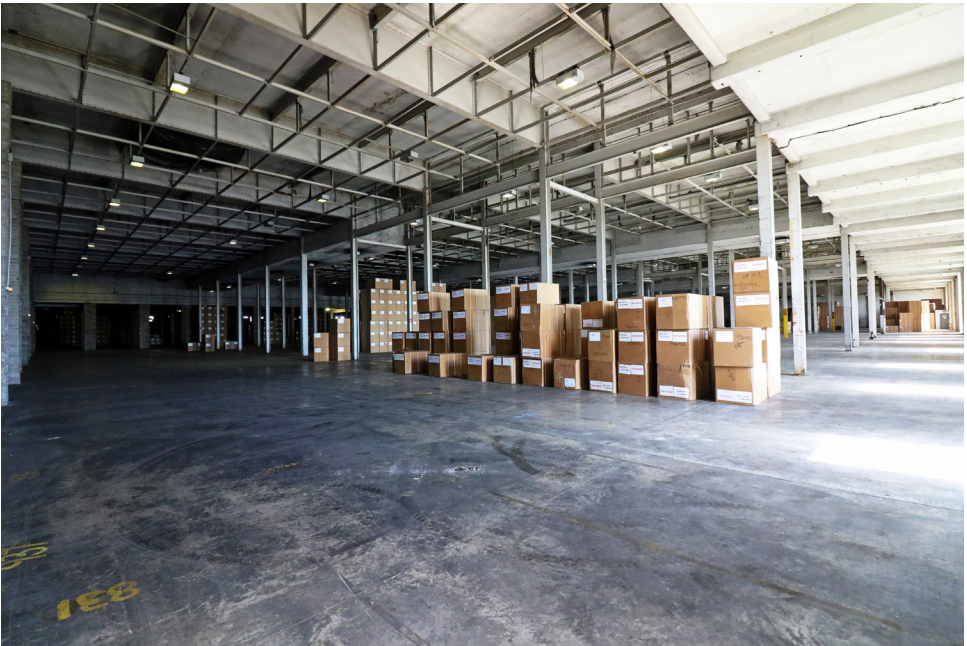
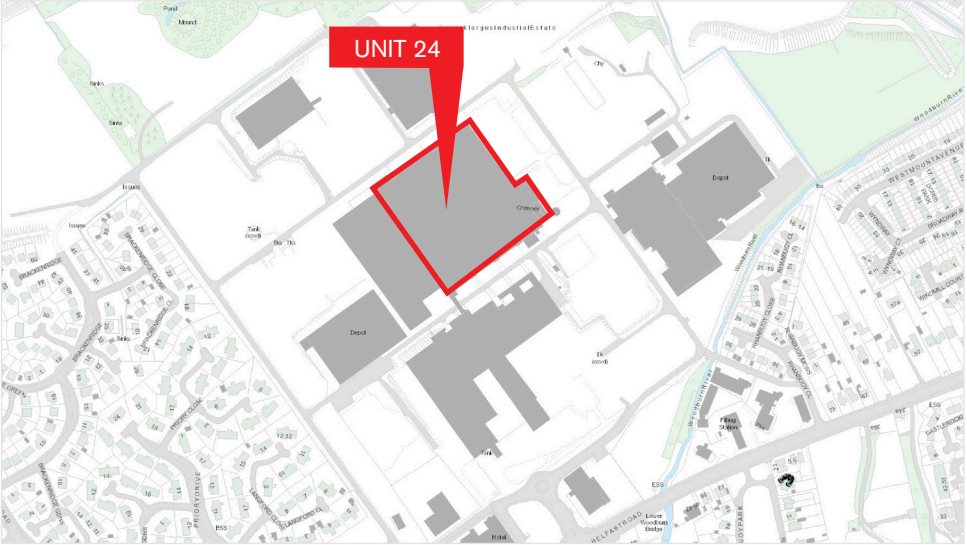
ADDITIONAL ACCOMMODATION

An additional c. 80,000 sq ft. of accommodation is potentially available in Unit 7/7A.

This can be subdivided to meet tenant requirements of 40,000 sq. ft. upwards. Further accommodation of up to 23,605 sq. ft. is available in the adjoining Unit 23/1.

The business park also offers opportunities for design and build accommodation. Please contact the agent for further information.

OSNI MAP

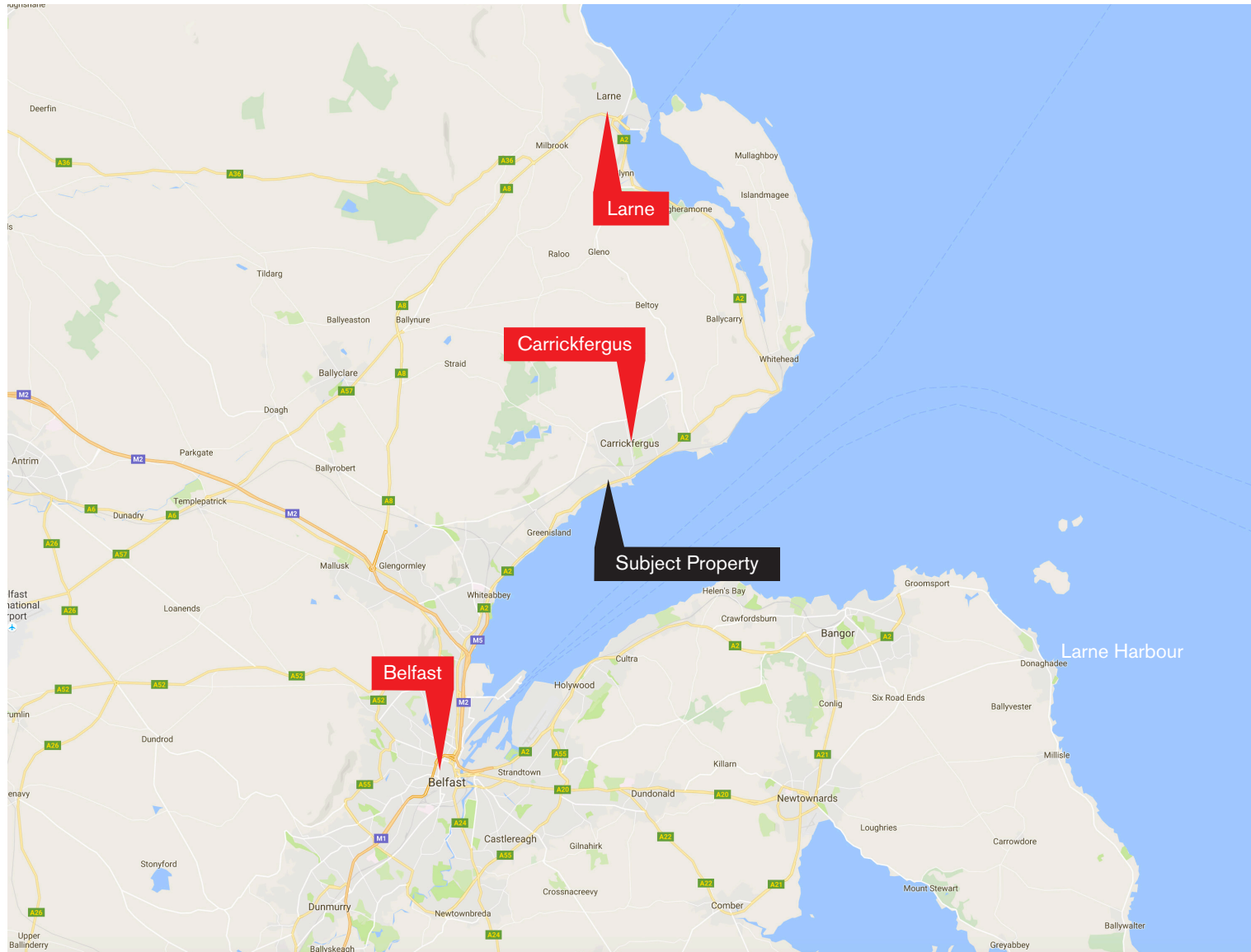


UNIT 24, SHORE COMMERCIAL PARK, CARRICKFERGUS BT38 8PH

SITE PLAN



LOCATION MAP



LEASE DETAILS

Rent: On Application

Term: By way of negotiation

Repairs & Insurance: The space will be let of effective full repairing and insuring terms by way of service charge recovery

BUSINESS RATES

Tenants will be responsible for the payment of business rates

For further details please contact the letting agent

VAT

All prices and outgoing are stated exclusive of VAT which we have been advised is chargeable.

CONTACT

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JOINT AGENTS

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