

**Lisney****TO LET**

Light Industrial/Storage  
Unit Comprising 470 sq ft

**UNIT 8D, KILROOT BUSINESS PARK,  
LARNE ROAD, CARRICKFERGUS, BT38 7PR**

**CONTACT**

Andrew Gawley  
028 9050 1501  
agawley@lisney.com

**BRIEF**

- Warehouse accommodation of c. 470 sq ft
- Benefiting from new A2 dual carriageway servicing Belfast in 12 minutes
- Established distribution location

**CANMOOR****WWW.LISNEY.COM**

## LOCATION

Kilroot Business Park occupies an extensive 60 acre site in an easily accessible location on the main A6 Larne Road just outside Carrickfergus.

The Business Park is an established distribution location which benefits from the new A2 dual carriageway servicing Belfast in approx. 12 minutes.

- Benefiting from the new A2 dual carriageway servicing Belfast in 12 minutes
- Established distribution location
- High-load electrical supply direct from Kilroot Power Station
- Stand-by power generation

## ACCOMMODATION

470 sq ft approximately.

- Attractive landscaped environment
- Business park amenities include a café & a gym
- On site management team & 24/7 security
- Communal car parking

## DESCRIPTION

A small light industrial / storage unit.

The unit has concrete floors, brick walls and roller shutter door access from a shared concrete yard and common parking/marshalling area in close proximity.

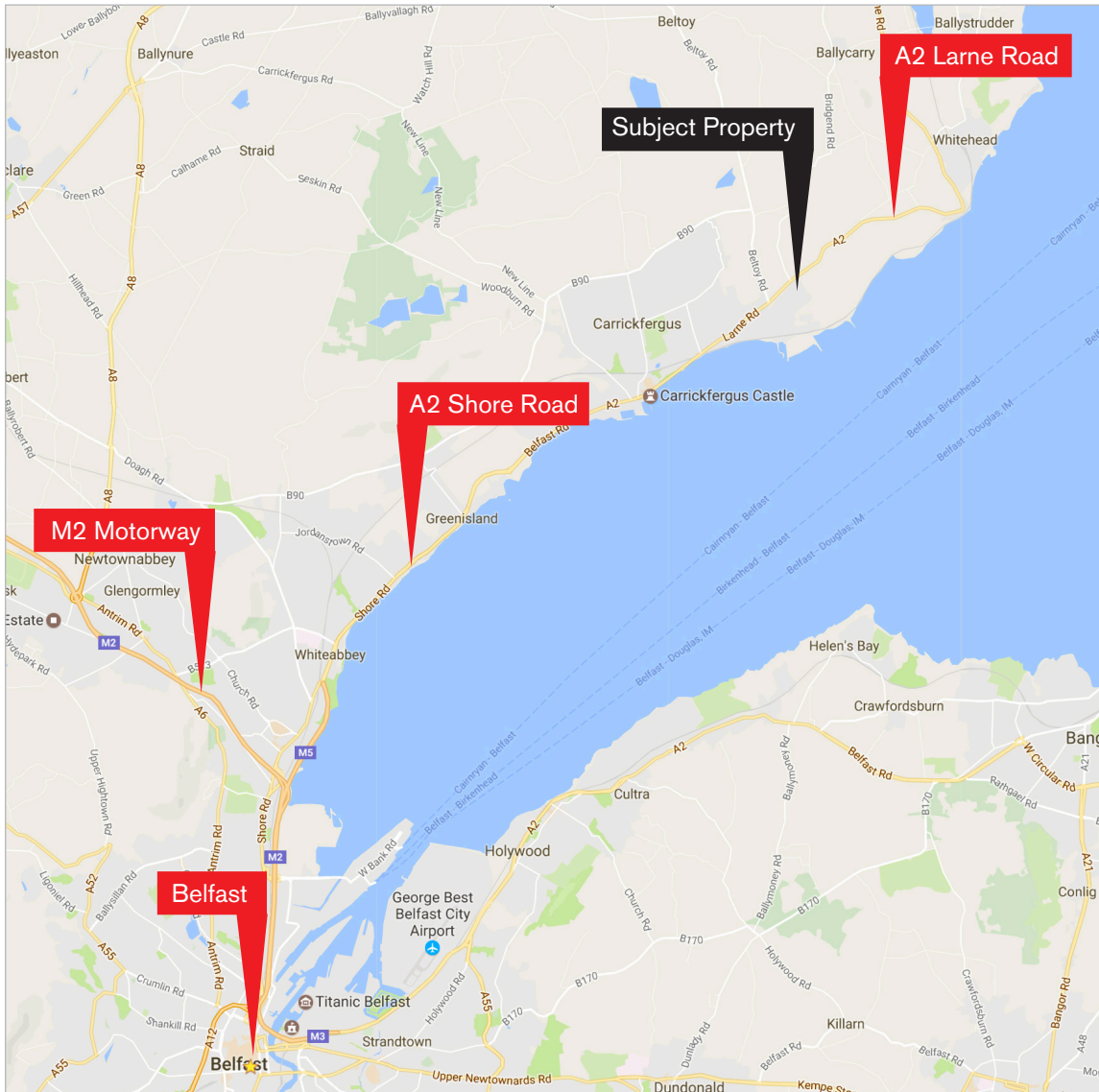
Various warehouse, storage & distribution, workshops and industrial buildings, to include new build opportunities and varying sizes of offices are all available immediately.

Please contact us for further information.

## FLOORPLANS

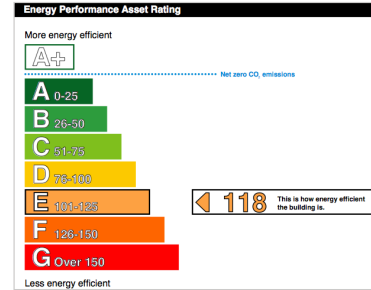


# LOCATION MAP



## EPC

*This property has an energy efficiency rating of E118.*



*The full certificate can be made available upon request.*

## RATES

NAV - £1,250

Rates Payable estimated c. £750 P.A.

*NB: This unit may be eligible for Small Business Rates Relief.*

## VAT

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

## RENT

*£2,500 exclusive per annum*

## TERMS

*A new lease on Full Repairing and Insuring terms to incorporate Service Charges and Buildings Insurance is available.*

*This is currently estimated at £0.59 psf exclusive.*

## CONTACT

**Andrew Gawley**  
 agawley@lisney.com  
 02890 501 501

## JOINT AGENT

**McConnell Chartered Surveyor & Property Consultants**  
 028 9020 5900

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