

**Lisney****TO LET**

Light Industrial/Storage  
Unit Comprising 3,300 sq ft

**UNIT 13A, KILROOT BUSINESS PARK,  
LARNE ROAD, CARRICKFERGUS, BT38 7PR**

**CONTACT**

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**BRIEF**

- Warehouse accommodation of c. 3,300 sq ft
- Benefiting from new A2 dual carriageway servicing Belfast in 12 minutes
- Established distribution location

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## 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
- 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, block walls, strip lighting and roller shutter door access from a shared concrete yard and common parking/marshalling area in close proximity.

Internally there is a small office and w.c.

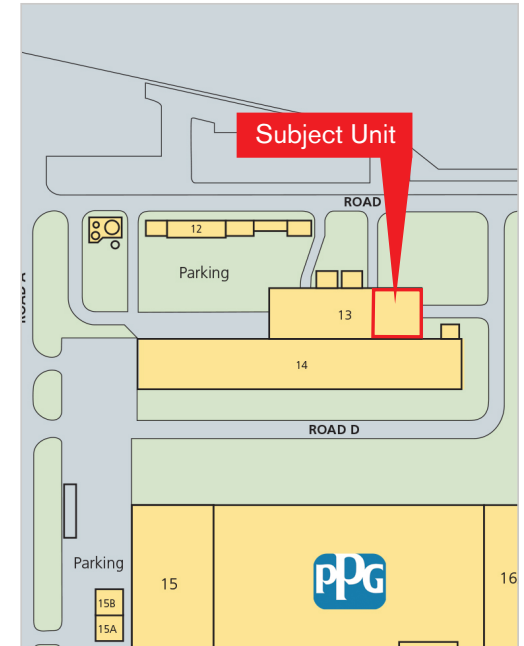
Various warehouse, storage & distribution, workshops and industrial buildings, to include new build opportunities and varying sizes of offices are all available immediately.

Please contact us for further information.



## ACCOMMODATION

3,300 sq ft approximately.

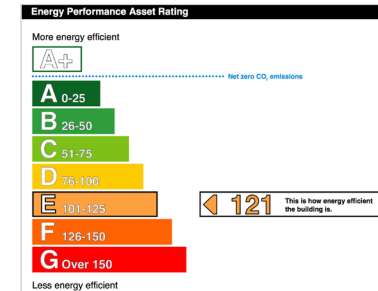


# LOCATION MAP



## EPC

*This property has an energy efficiency rating of E121.*



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

## RATES

*To be reassessed upon occupation*

## VAT

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

## RENT

*£10,500 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

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## JOINT AGENT

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

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