

**Unit 14N, Kilroot Business Park, Larne Road, Carrickfergus, BT38 7PR** 2,920 sq ft Industrial Unit

TO LET



#### Features

- Established distribution location
- Stand-by power generation from on-site generators
- Attractive landscaped campus environment
- Business park amenities include on-site café & gym
- On site management team and 24/7 security
- Communal car parking

## Location

Kilroot Business Park occupies an extensive 60 acre site in an easily accessible location on the main A6 Larne Road just outside Carrickfergus. Kilroot is an established distribution location which benefits from the new A2 dual carriageway servicing Belfast in approx. 12 minutes.

With more than 750,000 sq ft of industrial & business space, Kilroot Business Park can satisfy the space requirements of most businesses.

Kilroot is already home to more than sixty companies, including major haulage, distribution & logistics operations, manufacturing, light engineering and IT companies.

The extensive range of space available includes office and business units, industrial and warehousing units, storage, trade counters and hardstanding.

In addition, Kilroot can accommodate bespoke requirements through new design and build opportunities.



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028 9050 1501

### Description

The accommodation comprises a warehouse facility with shared parking.

Internally the unit provides concrete floor, brick walls, cladding to the upper walls and roof, strip lighting and electrically operated roller shutter door.

## Transport Links

Kilroot Business is ideally located with easy access to both major Northern Ireland ports, airports, and the Motorway network:

- M5 Motorway 8 Miles
- Belfast Docks 11 Miles
- Port of Larne 12 Miles
- Belfast City Airport 16 Miles
- Belfast International Airport 23 Miles

### Accommodation

2,920 sq ft

#### Rates

NAV	£8,000 (Estimated)

Rate in the £ 2019/20 Rates Payable 2019/20

£4,099.58

NB: Manufacturing businesses may benefit from Industrial Rating Relief.

0.640560

### Lease Terms

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

Service Charge: Currently c. 60p per sq ft

Buildings Insurance: Currently c. 19p per sq ft

# EPC Rating

The property has an Energy Efficiency rating of E123

A full certificate can be made available upon request.

**Energy Performance Certificate** Northern Ireland Non-Domestic Building Units 14A-14N Certificate Reference Number Kilroot Business Par 9510-3092-0405-0900-6291 Larne Road CARRICKFERGUS BT38 7PR 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. Energy Performance Asset Rating More energy efficient A.t **A** 0-25 **B** 26-50 C 51-75 E 101-125 123This is how energy efficien the building is. **F** 126-150 G Over 150 Less energy efficient

#### Rent

£10,250 exclusive per annum

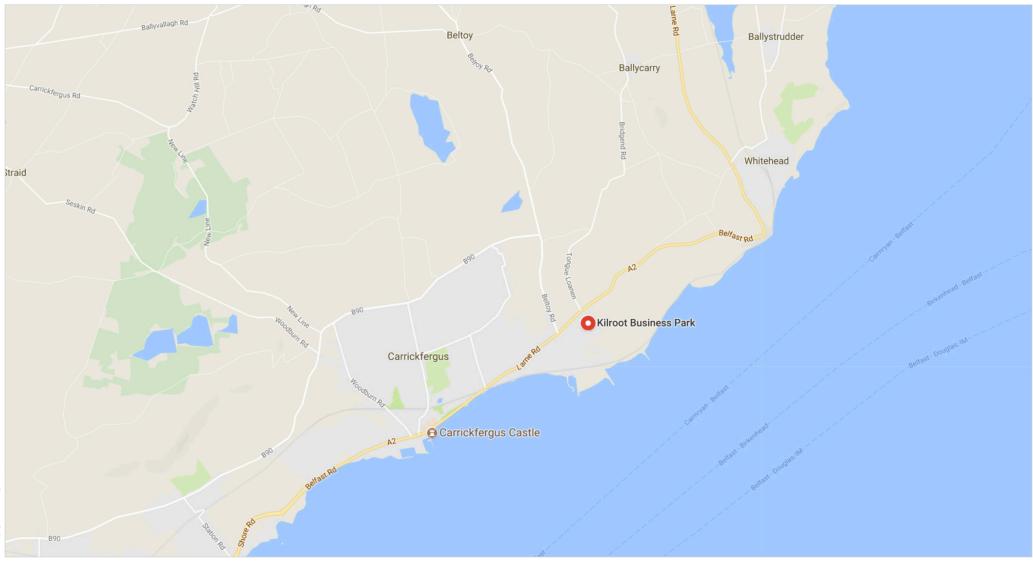
# VAT

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

#### Contact

Andrew Gawley 028 9050 1501 agawley@lisney.com Or Our Joint Agents McConnell Chartered Surveyors 028 90 205 900

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