



TO LET

Unit 4B, Kilroot Business Park, Larne Road, Carrickfergus, BT38 7PR

C. 1,050 sq ft Industrial Unit

Lisney



## 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

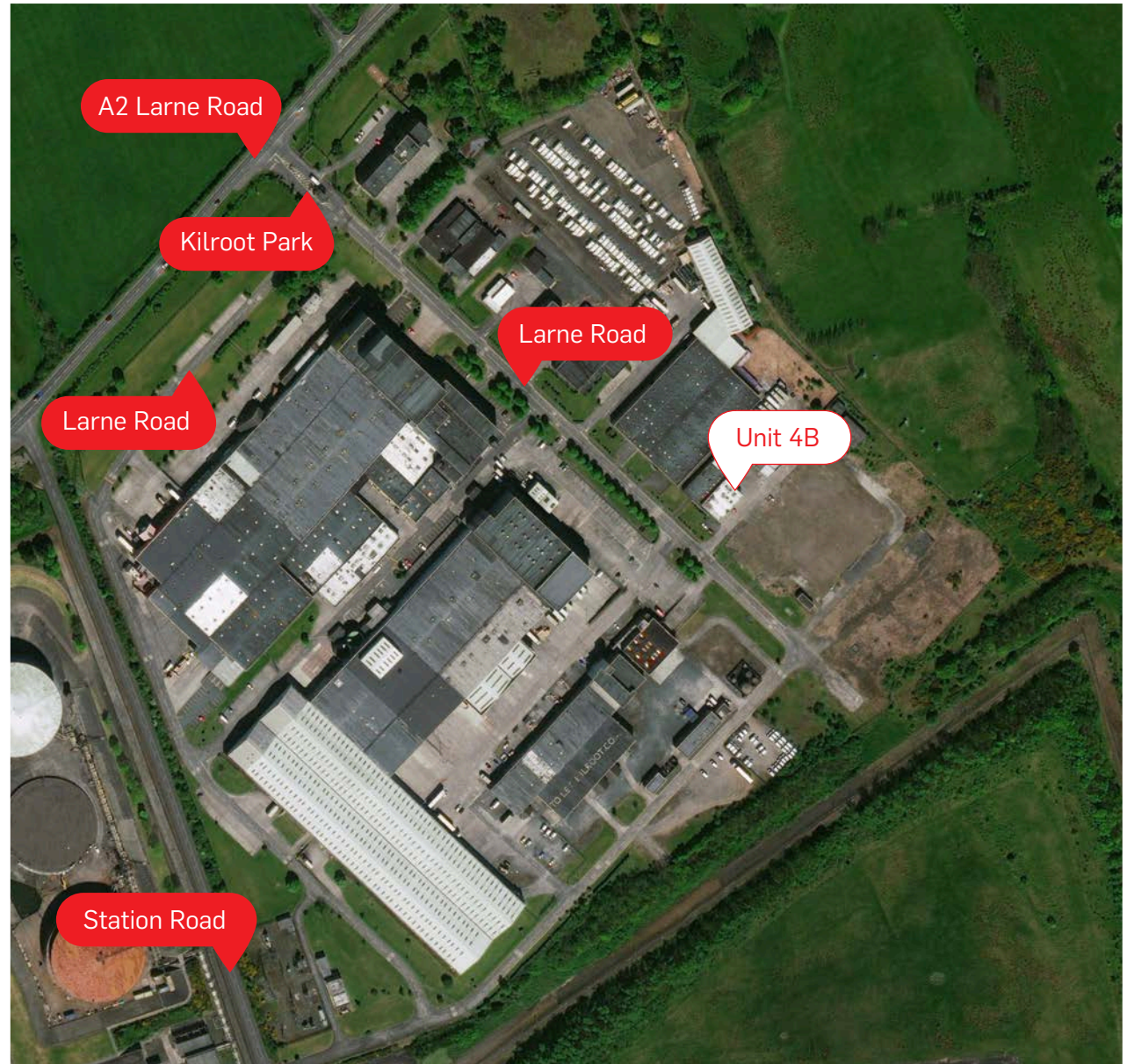
Kilroot Business Park occupies an extensive 60 acre site in an easily accessible location on the main A6 Larne Road just outside Carrickfergus. Kilroot is an established distribution location which benefits from the new A2 dual carriageway servicing Belfast in approx. 12 minutes.

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.



## Description

The accommodation comprises a business unit with shared parking area.

The unit has roller shutter door access from the hard standing yard, and there is a shared parking / marshalling area in close proximity to the unit.

## 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

1,050 sq ft approximately.

## Rates

To be reassessed upon occupation.

*NB: Manufacturing businesses may benefit from Industrial Rating Relief.*

## Lease Terms

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

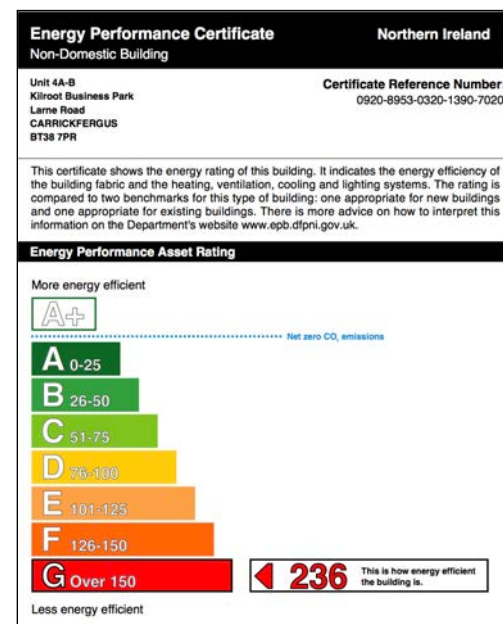
Service Charge: Currently c. 60p per sq ft

Buildings Insurance: Currently c. 19p per sq ft

## EPC Rating

The property has an Energy Efficiency rating of G236

A full certificate can be made available upon request.



## Rent

Available on application.

## VAT

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

## Contact

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Or Our Joint Agents

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028 90 205 900

