



**TO LET**

**Unit 21X, Kilroot Business Park, Larne Road, Carrickfergus, BT38 7PR**  
8,000 sq ft Industrial/Warehouse 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

## Location

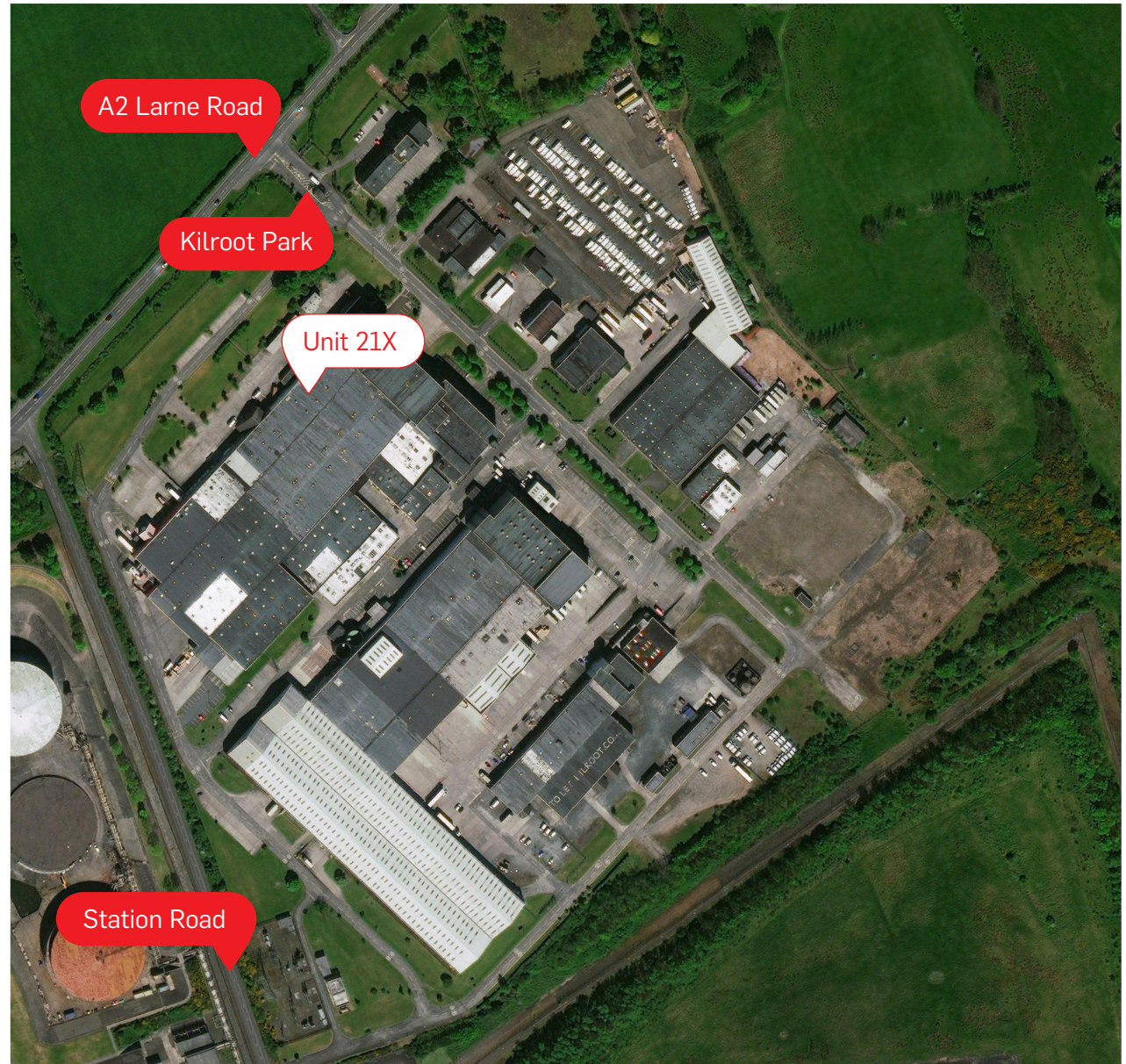
Kilroot Business Park occupies an extensive 60 acre site in an easily accessible location on the main A6 Larne Road just outside Carrickfergus. Kilroot is an established distribution location which benefits from the new A2 dual carriageway servicing Belfast in approx. 12 minutes.

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

Industrial warehousing unit with a small office block and staff kitchenette and WC facilities. The unit has a concrete floor and roller shutter door access from the hard standing yard. There is a good on site parking and marshalling space.

## 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

Approximately 8,000 sq ft

## Rates

NAV £18,000

Rates payable estimated c. £10,457

NB: Manufacturing businesses may benefit from Industrial Rating Relief

## Lease Terms

Long or short term leases are available - Tenants are responsible for internal repairs.

External repairs, maintenance, security & site team costs, management etc. are covered through the Service Charge which is paid by Tenants.

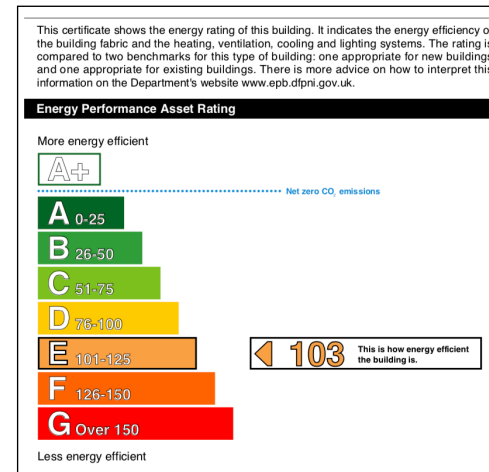
Service Charge - Currently c. £0.62 per sq ft

Buildings Insurance - Currently c. £0.19 per sq ft

## EPC Rating

The property has an Energy Efficiency rating of E103

A full certificate can be made available upon request.



## Rent

POA

## 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

McConnell Chartered Surveyors

028 90 205 900



