



TO LET

Unit 14A, Kilroot Business Park, Larne Road, Carrickfergus, BT38 7PR

7,220 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

Location

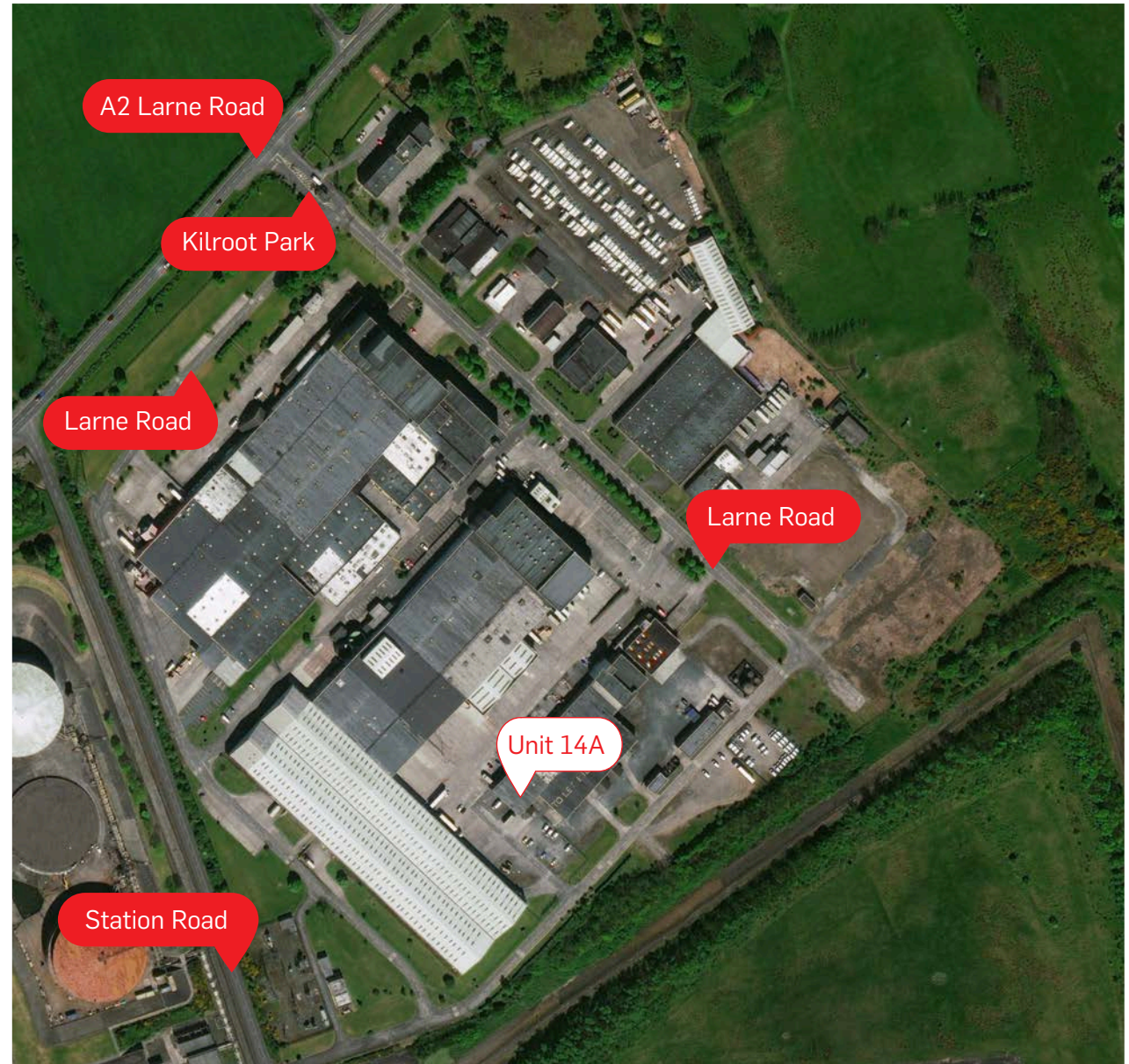
Kilroot Business Park occupies an extensive 60 acre site in an easily accessible location on the main A6 Larne Road just outside Carrickfergus. Kilroot is an established distribution location which benefits from the new A2 dual carriageway servicing Belfast in approx. 12 minutes.

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 unit is comprised of a large industrial/warehouse & office space.

The unit provides concrete floor with a roller shutter door. The unit also provides office space along with staff wc facilities and kitchen.

Externally there is a hard standing/yard area.

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

Unit 14A - Approximately 7,220 sq ft

Rates

NAV - £14,500

Rates in 19/20 - 0.640560

Rates Payable -£7,430.50

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

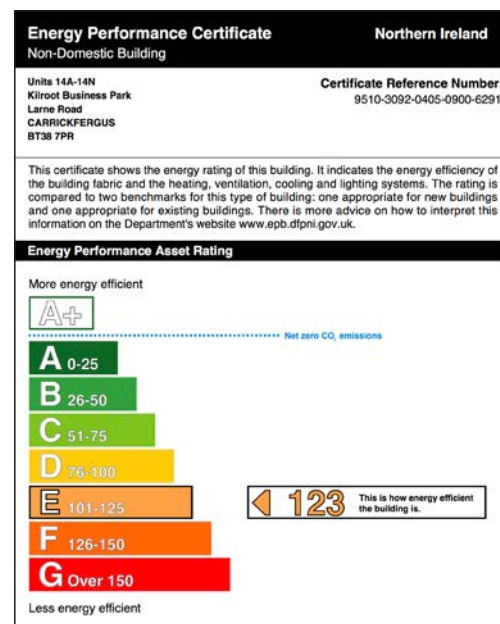
Service Charge – Currently c. £0.62 per sq ft

Building Insurance – Currently c. £0.19 per sq ft

EPC Rating

The property has an Energy Efficiency rating of E123

A full certificate can be made available upon request.



Rent

POA

VAT

Prices, rentals & outgoings are subject to Value Added Tax

Contact

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Or Our Joint Agents

McConnell Chartered Surveyors

028 90 205 900

