

# Unit 1, Shore Commercial Park, Carrickfergus BT38 8PH

## To Let

Logistics Warehouse with 8 no. dock levellers and 9m eaves totalling approximately 94,654 sq ft  
Fly Through Video Link Available



Lambert  
Smith  
Hampton

## Location

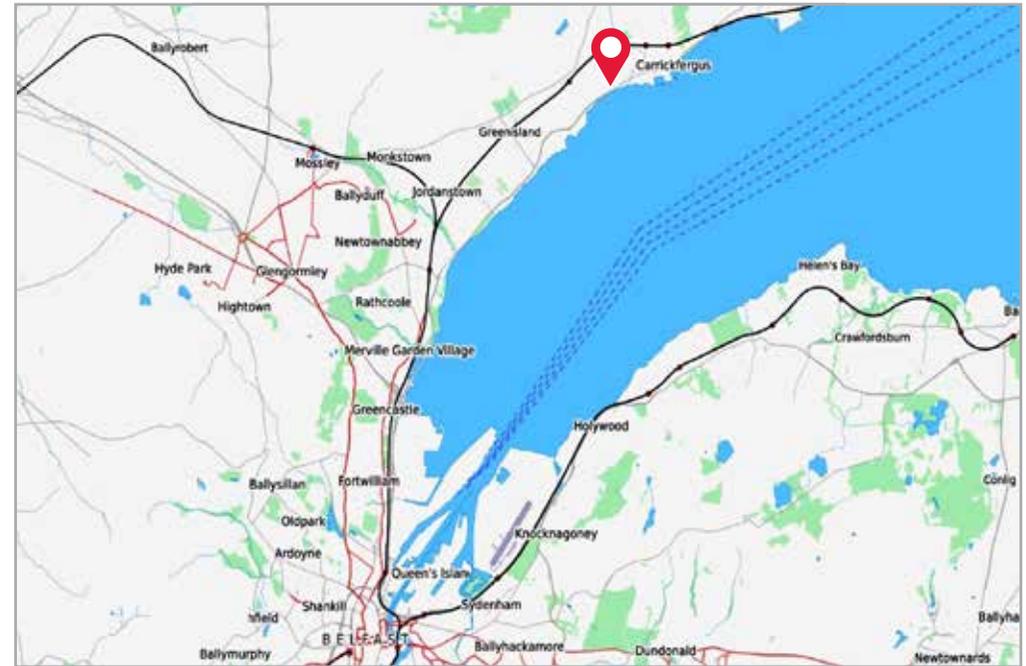
The subject premises is located within Shore Commercial Park which is located on the Belfast side of Carrickfergus in a highly prominent location. Carrickfergus is strategically located c.10 miles from Belfast, 9 miles from the Port of Belfast and 14 miles from the Port of Larne. Furthermore, Belfast International and George Best Airports are easily accessible. The surrounding road network is first class with the A2 dual carriageway having been recently upgraded.

- 9.6 miles from Belfast Port.
- 14.5 miles from Larne Port.
- 113 miles from Dublin Port.

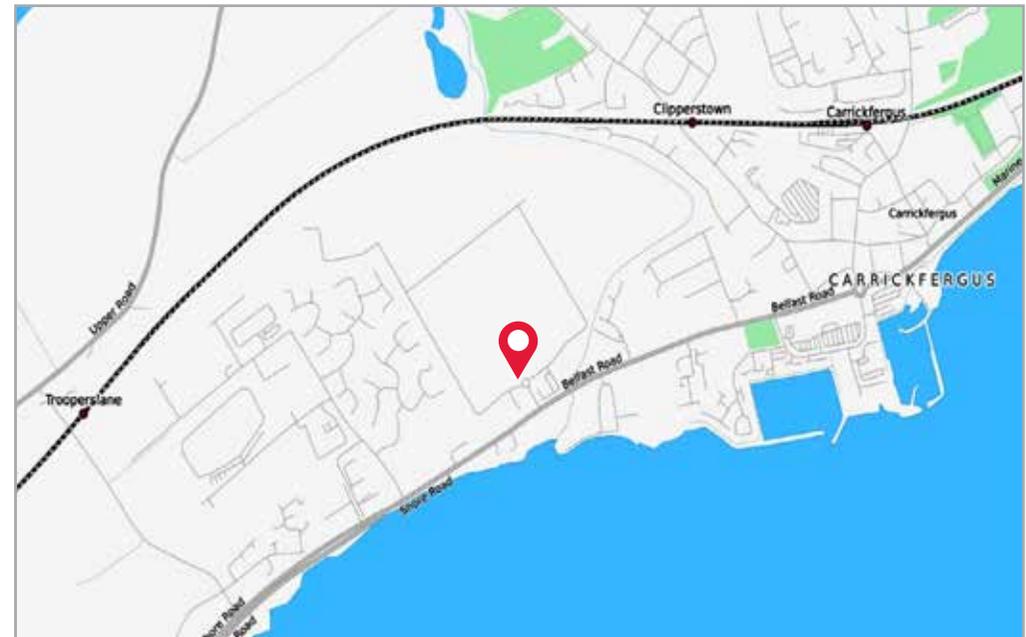
## Park Description

Shore Commercial Park extends to approximately 110 acres with over 900,000 sq ft of built accommodation let to a number of major companies including Chain Reaction Cycles, FG Wilson, Co-op and Yodel.

- Logistics units are available from 20,000 sq ft to 415,157 sq ft.
- Sites are available within the park for external storage and/or design and build from 0.5 acre to 16 acres.
- 24/7 security.
- Highly sought after distribution location.
- On-site management team.
- Generous parking provision.
- Strong existing occupier base.



For Indicative Purposes Only



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## Unit 1, Shore Commercial Park, Carrickfergus

### Description

- Steel portal frame;
- 9m eaves;
- Powder floated concrete floor;
- Kitchen;
- OFCH;
- 8no. dock levellers;
- 1no. ground level roller shutter door;
- 3 phase power supply;
- Sprinkler system.

Internal office accommodation totals 2,792 sq ft.

### Lease Details

Rent - Price on application.

Rent Review - 5 yearly.

Term - By negotiation.

Repairs - Tenants are responsible for internal and external repairs (by way of Service Charge).

Service Charge - A Service Charge will be levied to cover the cost of services such as security, estate management, maintenance of common areas etc.

Insurance - Tenants will be responsible for reimbursing the Landlord with the cost of the insurance premium for their unit.

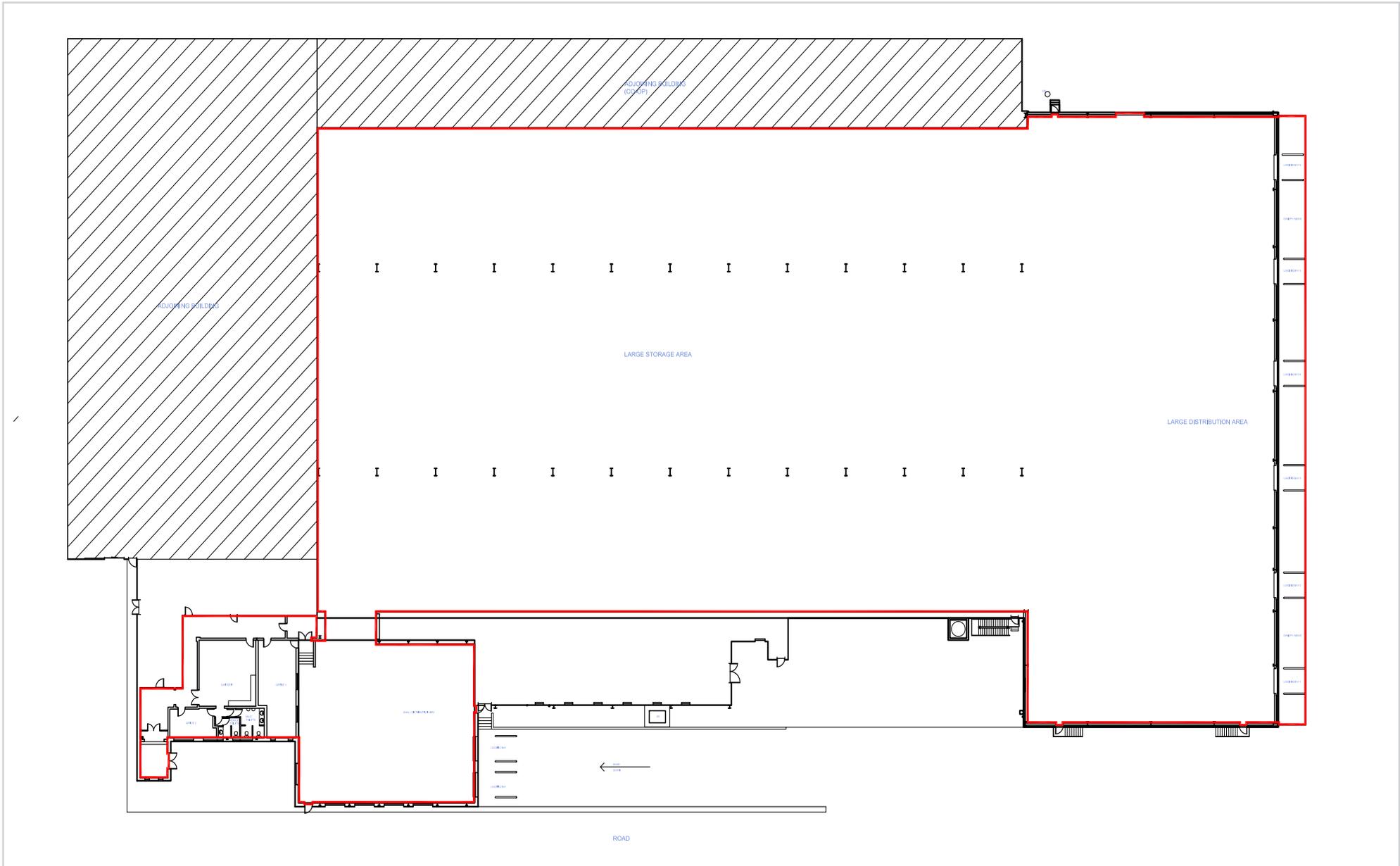
### Rates

Net Annual Value: £134,000

Rate in £ 19/20: £0.6405

Rates Payable, if applicable: £88,440







## Value Added Tax

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the prices quoted.

## Fly Through Video Link

<https://vimeo.com/208289551>

Please contact the agent for the password.

## Viewing Details / Further Information

For further information including copy floor plans in CAD and/or PDF or to arrange a viewing, please contact:-

**Lambert  
Smith  
Hampton**

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