

Unit 7, Shore Commercial Park, Carrickfergus BT38 8PH

To Let

Logistics Warehouse with 8 no. dock levellers, 2no. ground level doors and 6m eaves totalling approximately 202,115 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
- 11.3 miles from George Best Belfast City Airport
- 14.5 miles from Larne Port.
- 18.1 miles from Belfast International Airport
- 113 miles from Dublin Port.
- 107 miles from Dublin Airport

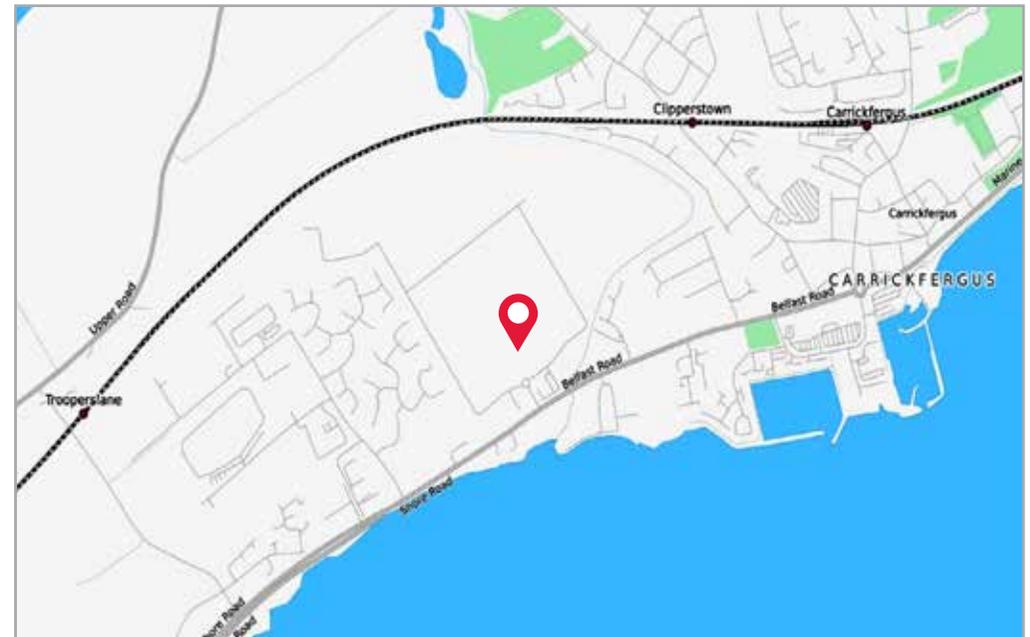
Park Description

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 TR Shipping, FG Wilson, Co-op and Yodel.

- Logistics units are available from 23,605 sq ft to 595,183 sq ft.
- Existing managed warehousing available on-site.
- 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 7, Shore Commercial Park, Carrickfergus

Description

- Steel portal frame;
- Upper Level - 5.4 m eaves;
- Lower Level - 6.3 m eaves;
- Power floated concrete floor;
- 8no. dock levellers;
- 2no. ground level roller shutter doors;
- 3 phase power supply;
- PIR LED lights;
- CCTV;
- Fire alarm/security alarm;
- 15% roof lights;
- Forklift charging points;
- Internal fire walls.

Accommodation

	Sq Ft	Sq M
Upper Level	101,765	9,454
Lower Level	100,350	9,323
Total	202,115	18,777

Lease Details

Rent - 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

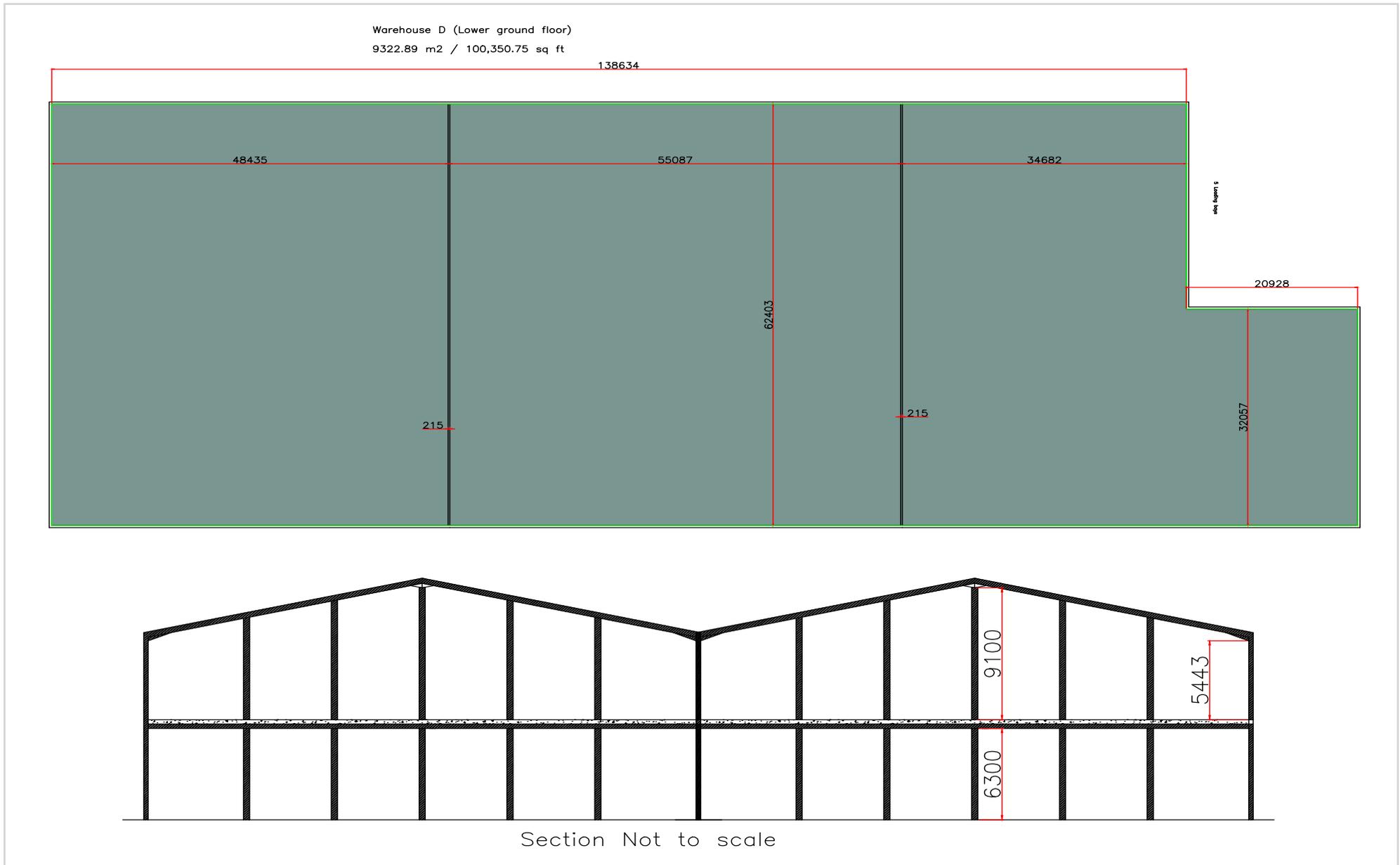
Net Annual Value: £304,000

Rate in £ 19/20: £0.6405

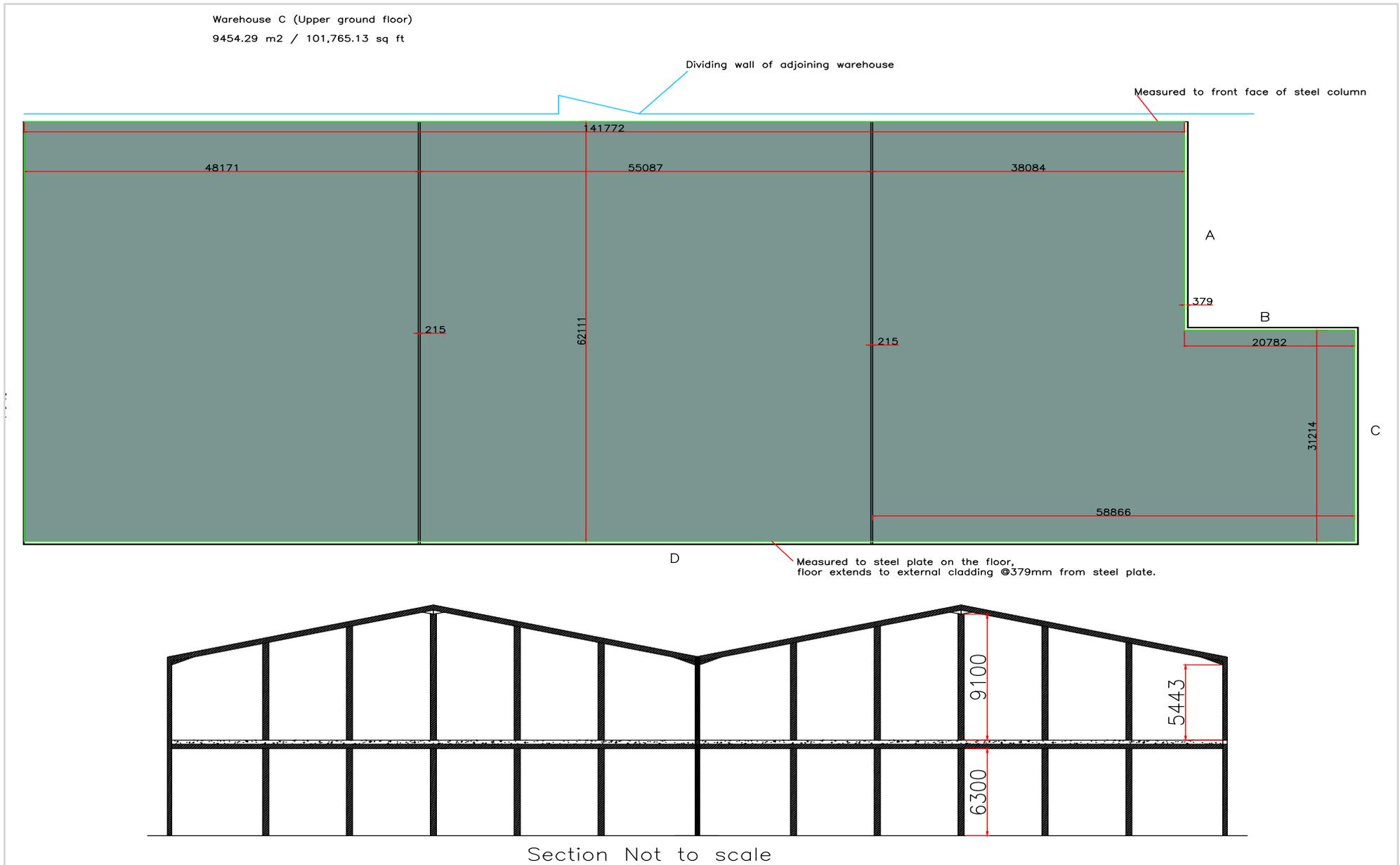
Rates Payable, if applicable: £195,032

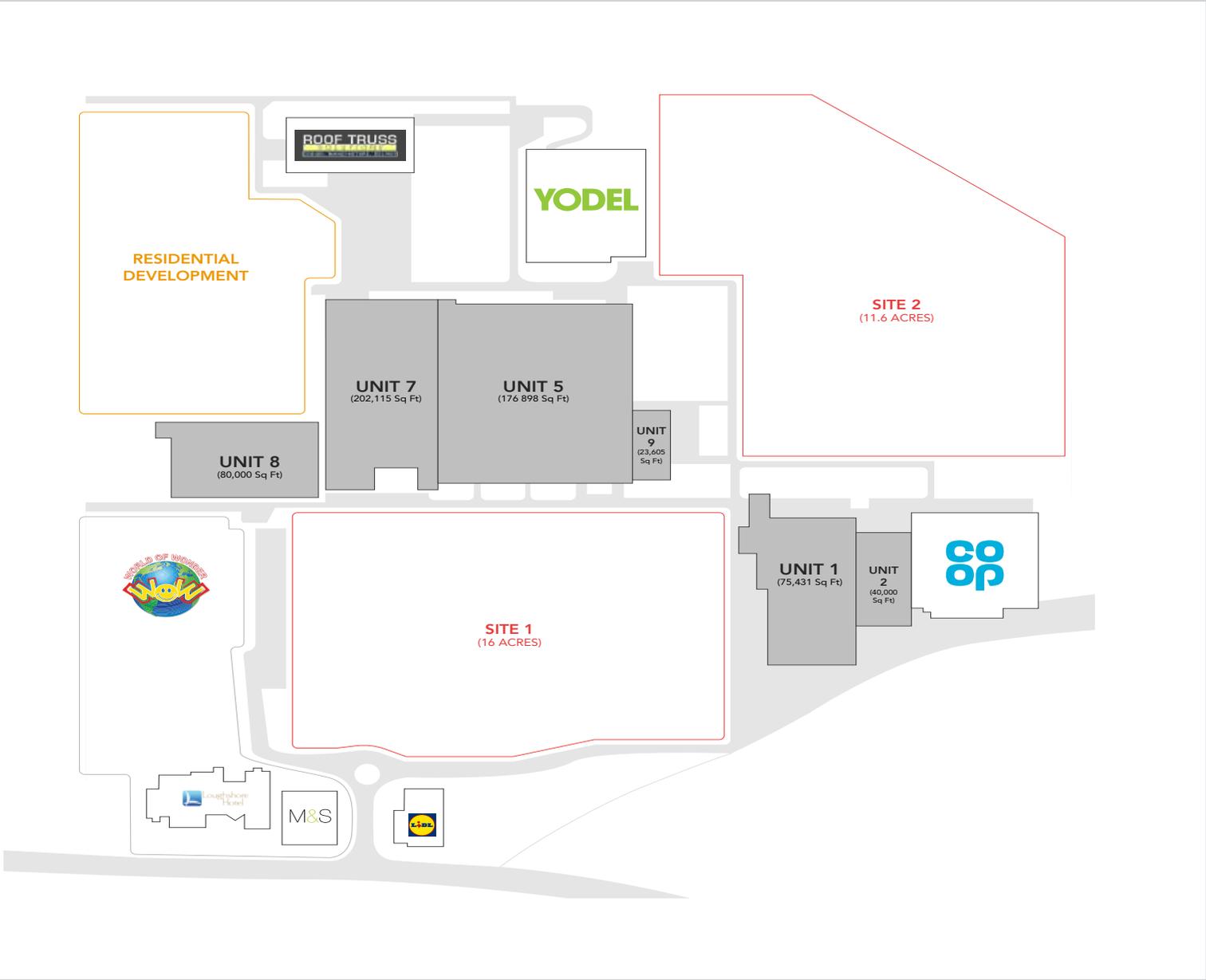


Floor Plan - Lower Ground Floor



Floor Plan - Upper Ground Floor







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.

Energy Performance Certificate

The property benefits from EPC rating of B48. A copy of the certificate is available on request.

Fly Through Video Link

<https://vimeo.com/333076436>

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**

Stuart Draffin
028 9026 9215
sdraffin@lsh.ie

Ian Harbinson
028 9026 9257
iharbinson@lsh.ie

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