

194a Ballycorr Road, Ballyclare, BT39 9UG

For Sale - Industrial & Logistics

Distribution Warehouse totalling 51,548 sq ft on a Self-Contained Site of 12.3 acres (4.94 Hectares) and an eaves height of 8.5m



**Lambert
Smith
Hampton**

Location

The subject property is located 1.3 miles east of Ballyclare, approximately 15 miles north west of Belfast. Ballyclare connects with the M2 Motorway at Junction 5.

- 13.7 miles from Belfast Port.
- 10.5 miles from Larne Port.
- 118 miles from Dublin Port.
- 12.6 miles from Belfast International Airport.
- 15.8 miles from Belfast City Airport.
- 112 miles from Dublin Airport.

Description

Modern distribution warehouse facility with ancillary offices which was constructed in c.2005.

- Kingspan Cladding
- Blockwork walls to 2m
- Aluminium fenestration
- Carpeted floors to offices
- LED/PIR strip lighting
- Male and Female WC facilities
- Plastered and painted walls
- Air-Conditioning (wall mounted)
- 2no. bay warehouse
- Steel portal frame
- Double skin roof
- Eaves height of 8.5m
- Apex of 11.5m
- Concrete floor
- 2no. 5m electric roller shutters
- 2no. dock levellers (1.2m dock)
- 2.73m high handling area
- Hardcored car park
- Cat 5e cabling
- Forklift charging points
- Ceridian Dayforce shift clock system
- Video intercom access system
- Approximately 6,000 no. standard pallet spaces
- Fully racked with guide rails
- Security bollards
- Large canteen
- Shower facilities
- 20% translucent roof panels
- Fire 'break' walls
- 30m concrete apron
- 32no. CCTV cameras
- NK perimeter fencing
- Armco safety barriers
- Aspiration fire system
- Fob access control
- Powermatic air circulators
- Septic tank
- Bicycle rack
- External canopy over doors
- Tarmac access
- Emergency lighting
- Security alarm
- Compressed air lines
- 60kva power supply

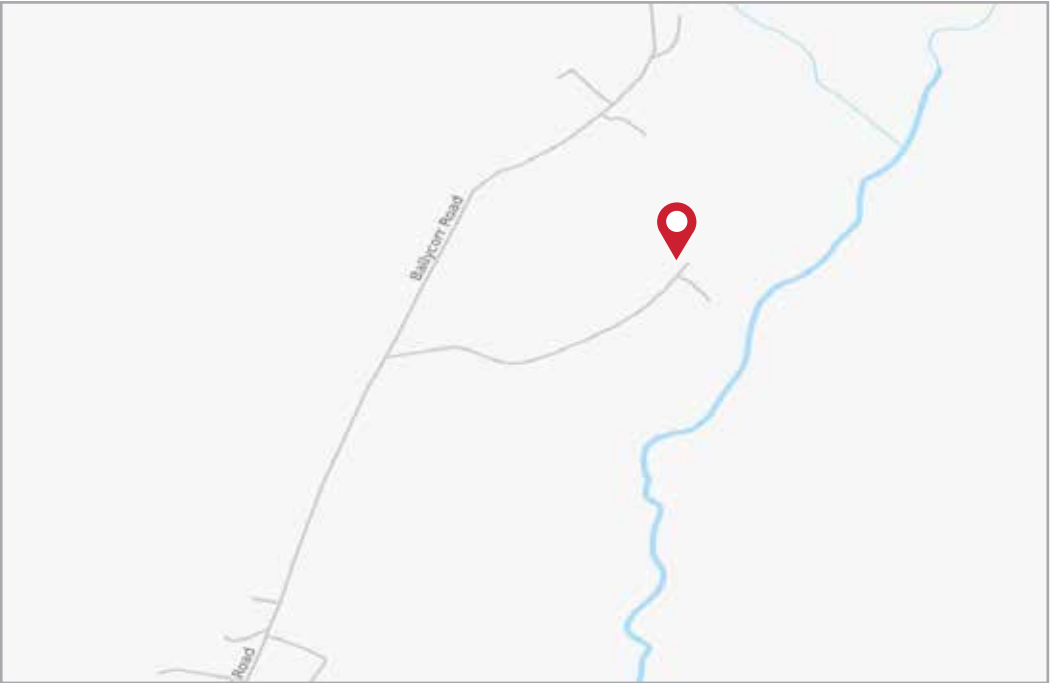
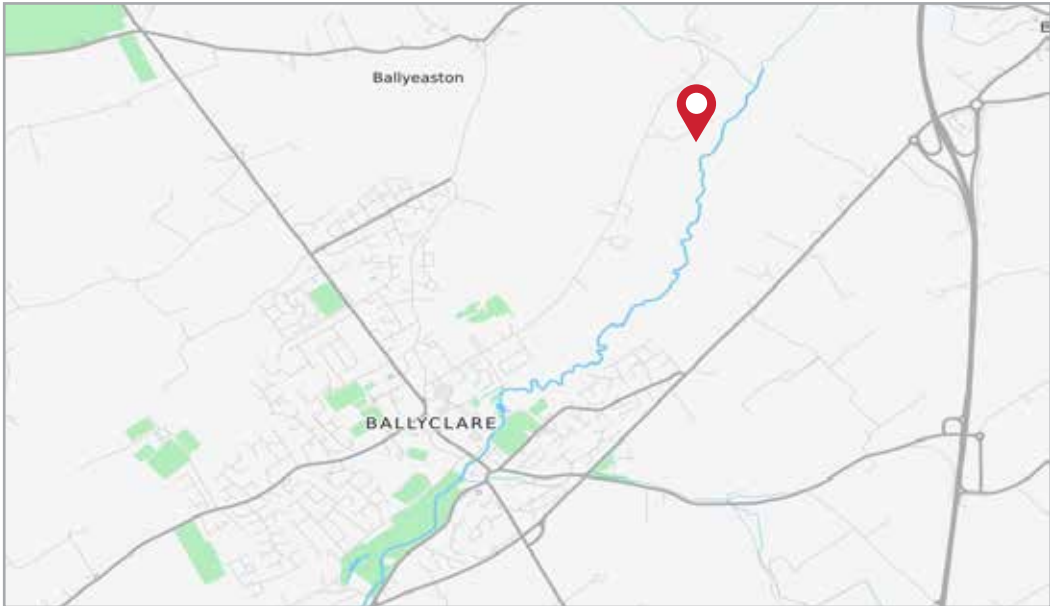
NB: Racking is available to purchase separately. Please contact the agent for further information.

Schedule of Accommodation

Description	Sq Ft	Sq M
Warehouse (GIA)	51,548	4,780

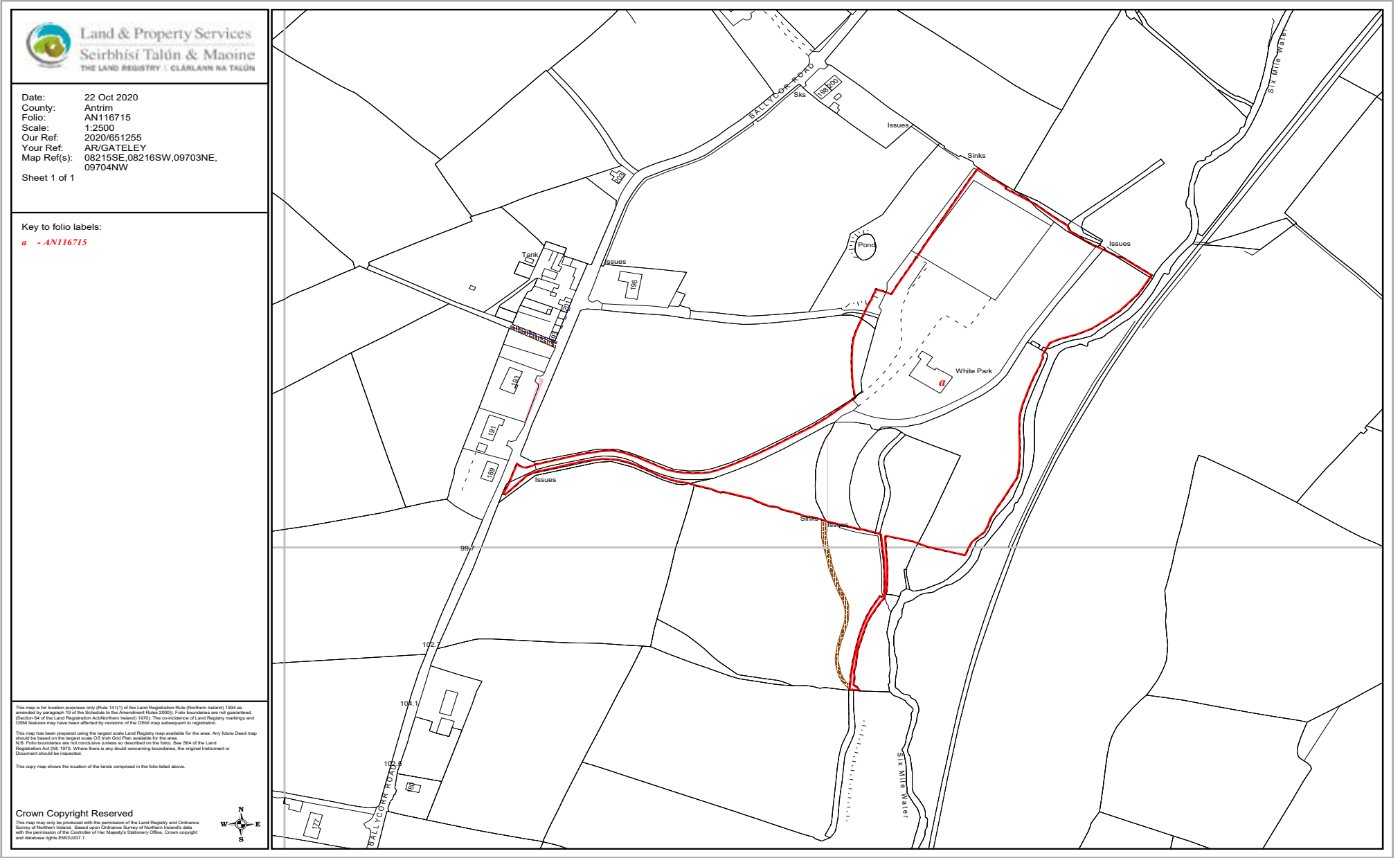
Site Area

Approximately 12.3 acres.



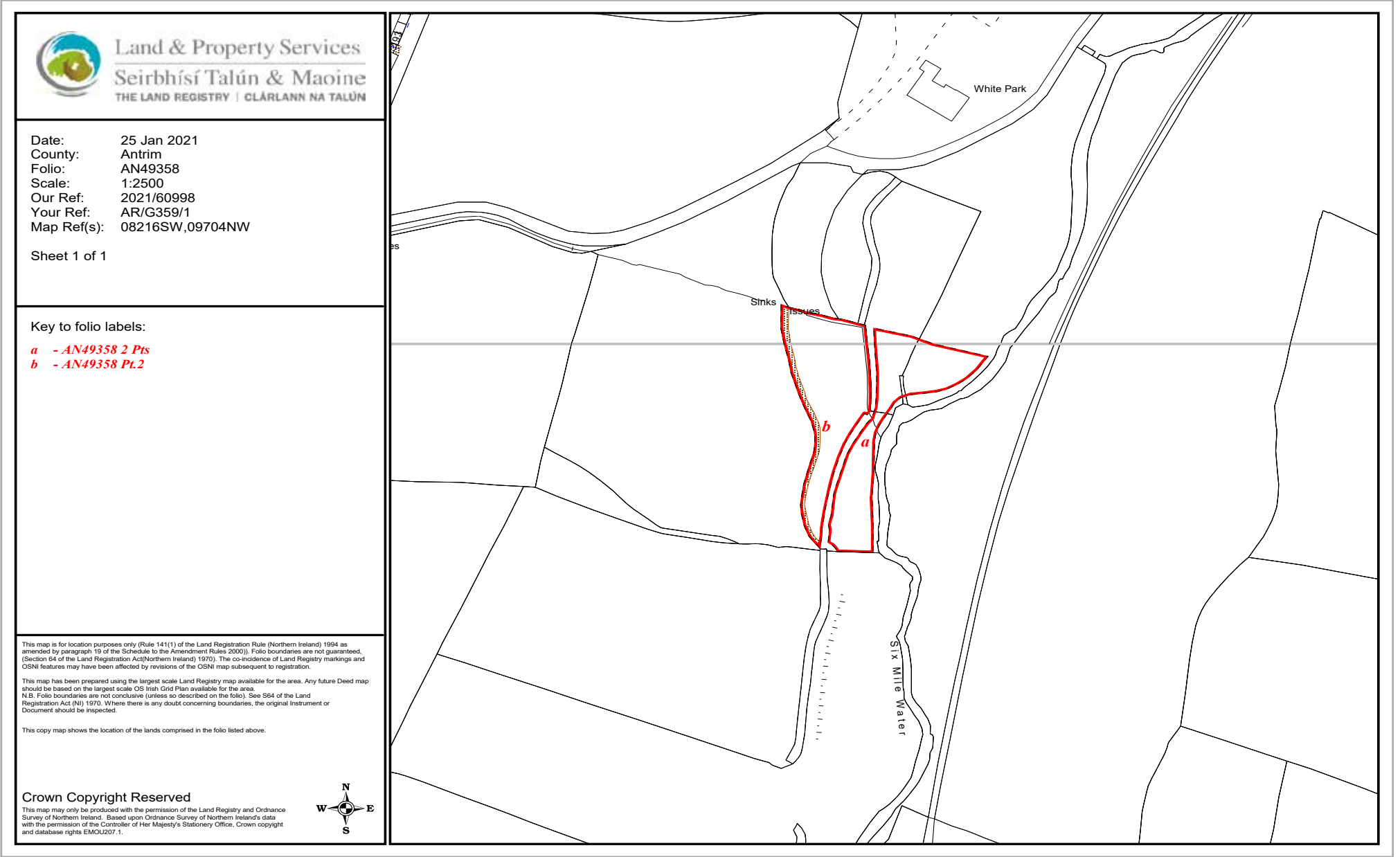
For Indicative Purposes Only

Folio Map 1



For Indicative Purposes Only

Folio Map 2



Photos







Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value: £77,400

Rate in £ 20/21: £0.5194

Rates payable, if applicable: £40,201.56

Price

Price on application.

Stamp Duty

This will be the responsibility of the purchaser.

Title

We are advised the property is held freehold with no onerous or restrictive covenants.

Energy Performance Certificate

The property benefits from an EPC rating of C64 and the Energy Performance Certificate is available upon request.

Value Added Tax

We are advised that the subject property is registered for VAT and therefore VAT will be applicable to the purchase price.

Further Information

For further information, please contact:-

**Lambert
Smith
Hampton**

Ian Harbinson
07876 454232
iharbinson@lsh.ie

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