

TO LET

WAREHOUSE/STORAGE
532 SQ FT – 10,560 SQ FT



**Campbell
Cairns**
Commercial

028 9024 9024

**DOAGH BUSINESS PARK,
KILBRIDE ROAD, DOAGH**

LOCATION

Doagh is a small village situated approximately 2 miles south – west of Ballyclare, 10 miles from Antrim and 15 miles from Belfast. The Business Park benefits from easy access to all of Ireland given its close proximity to the M2 Motorway, along with a direct route to The Port in Larne.

DESCRIPTION

Unit 1 comprises a large warehouse of a steel portal frame, brick/block walls, concrete floor, roller shutter and dock leveller access. Internally there is 2,375 sq ft of office accommodation, WC's and an intruder alarm. The unit benefits from a generous concrete surfaced marshalling area, dedicated parking all located within a secure site.



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ACCOMMODATION

Unit 1 – Main warehouse

10,560 sq ft 981.05 sq m

Store to rear

1,064 sq ft 98.84 sq m

Unit 10 – Store

532 sq ft 49.42sq m

NAV

We are advised by the Land & Property Services that the NAVs of the properties are approximately:

	NAV	Rates Payable
Unit 1	£20,100.00	£11,676.31
Unit 10	£860.00	£499.58



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LEASE DETAILS

Rent: Unit 1 - £29,000 per annum
Unit 10 - £3,900 per annum
Term: Negotiable
Repairs: Internal repairs only
Insurance: TBC

VIEWING

Strictly by appointment through Campbell Cairns (Tel: 028 9024 9024).

VAT

Prices, outgoings and rent do not include VAT which may be chargeable.

EPC

Awaiting Details.

Campbell Cairns (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Campbell Cairns or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Campbell Cairns cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Campbell Cairns has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Campbell Cairns will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



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