

FOR SALE

MANUFACTURING FACILITY SITUATED ON A SITE OF C.5.50 ACRES

TROOPERSLANE INDUSTRIAL ESTATE, 2 MEADOWBANK ROAD, CARRICKFERGUS, BT38 8YF

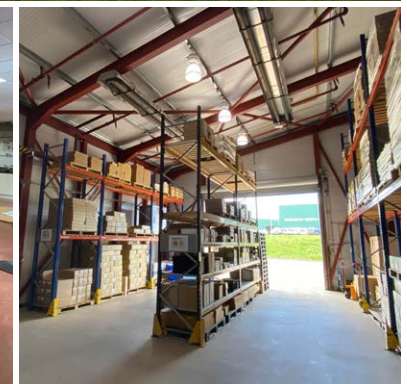
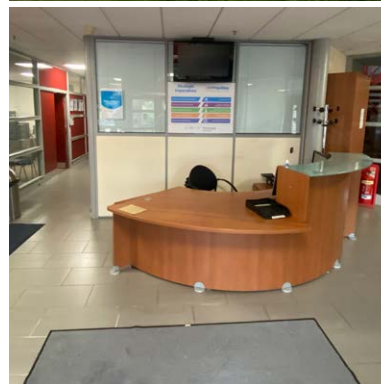
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2 MEADOWBANK ROAD,
CARRICKFERGUS, BT38 8YF

SUMMARY

- Situated within Trooperslane Industrial Park approximately c.1 mile to the east of Carrickfergus.
- The property provides ease of access to the wider motorway network, two shipping ports and two airports.
- Fully self-contained manufacturing facility with ancillary office accommodation comprising c. 62,800 sq ft.
- Site extends to c. 5.50 acres with approximately 150 car parking spaces.
- Adjacent Invest NI development land is potentially available if a purchaser should require additional land.
- The factory has a building employee capacity in the region of c.150 persons.
- The building was recently extended to accommodate additional office accommodation and an 80 person staff canteen.
- Neighbouring occupiers include Ryobi Aluminium Casting, SERE Bodytech, Mauds Ice Creams and Abbey Upholsterers.
- Suitable for a variety of potential uses subject to obtaining any statutory planning consents.



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LOCATION

Carrickfergus is an historic town, home to the Carrickfergus Castle located on the shores of Belfast Lough, approximately 10 miles north of Belfast with a resident population of around 40,000 and a catchment population of up to 500,000 people within a 15 mile radius.

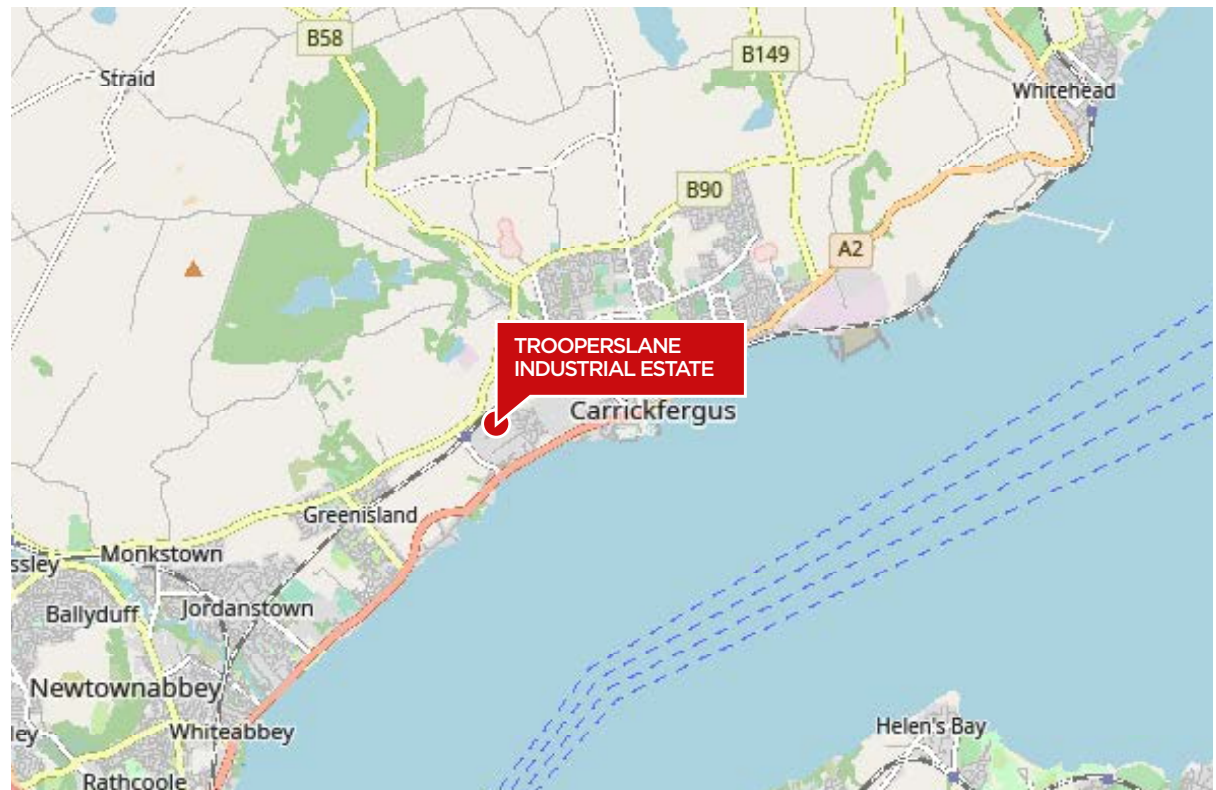
The town is one of Belfast's principal commuter locations with the surrounding district having a large resident population boosted by its excellent transport links by road and rail. The town of Carrickfergus is also strategically located between Northern Ireland's two main sea ports, Belfast which is located approx. 9 miles to the south and Larne, which is located 12 miles to the North.

Carrickfergus benefits from being within close proximity of Belfast's two airports, Belfast International Airport (BFS) and George Best Belfast City Airport (BHD), which are located 18 mile and 11 mile from the subject premises respectively.

Carrickfergus has witnessed considerable investment and infrastructure improvements in recent times to include the A2 Shore Road connecting with Belfast via a dual carriageway, which also links with the M2 and the wider motorway network.

Situated within Trooperslane Industrial Park approximately c.1 mile to the east of Carrickfergus, the property is positioned on the northern side of the Belfast Road, at its junction with Sloefield Road.

The immediate area comprises a mix of residential and commercial properties, with neighbouring commercial occupiers including Ryobi Aluminium Casting, Douglas & Grahame, Yelo, McCue Shopfitting, Mauds Ice Creams, Pollock Lifts and Abbey Upholsterers.



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DESCRIPTION



The subject property comprises a state-of-the-art manufacturing facility, with ancillary office accommodation and ample on-site car parking (approx. 150 spaces), situated within one of the most desirable industrial locations within Northern Ireland.

The property comprises a fully self-contained manufacturing facility of approximately 62,800 sq ft situated on a site of approximately 5.50 acres. The property provides for a substantial open plan, high quality manufacturing space, with supporting storage areas, 2 dock levellers, laboratories with ancillary office accommodation and staff facilities including a canteen and locker room.

Part of the rear of the building and along the southern wing was extended approximately 5 years ago to accommodate additional office accommodation and a new staff canteen which can accommodate approximately 80 staff members at any one time. The factory has a building employee capacity in the region of c.150 persons.

The property is fitted in its entirety with LED lighting and majority of the production / warehouse benefits from ESD flooring.

Electrical

- 11kV incoming transformer - site owned.
- 700 kVA Maximum Import Capacity from NIE.
- 1000 kVA Diesel Generator with automated synchronization (3/4 days running tested).
- Distribution within the building from switch room via distribution boards & busbars.
- LED lighting installed throughout the site including outdoor flood lighting.

Fire Protection

- Sprinkler system with 500 m³ on site water tank, fed by 100mm main supply.
- Diesel powered fire pump – capacity 5680 l/min @ 8.5 bar.
- 3 x public fire hydrants & 1 x system supplied hydrants.
- Gas fire suppression system in server room.
- Fire retardant construction materials on all walls & roofs.
- Hot work permit system operated.
- Logged fire safety checks.
- Externally 24/7 monitored fire alarm.

Air Conditioning

- Air conditioning is provided to all production areas as well as most offices & meeting rooms.
- No R22 refrigerant used in any system.
- The main production area is serviced by 7 packaged York systems with gas fired heating.
- All other air-conditioned areas have split systems installed.

Compressed Air System

The site has three installed compressors which can operate individually or in conjunction with each other. These are currently controlled via the BMS system to be called dependent on demand.

- Kaeser CSD162T variable speed 90kW, 3.91 – 15 m³/min @ 8.5 bar (build in refrigerant dryer).
- Hydrovane 955 ACE fixed speed 55kW, 9.5 m³/min @ 8.5 bar.
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- 2 off standalone refrigerant dryers.
- 1856-liter air receiver.
- Distribution system throughout the building.

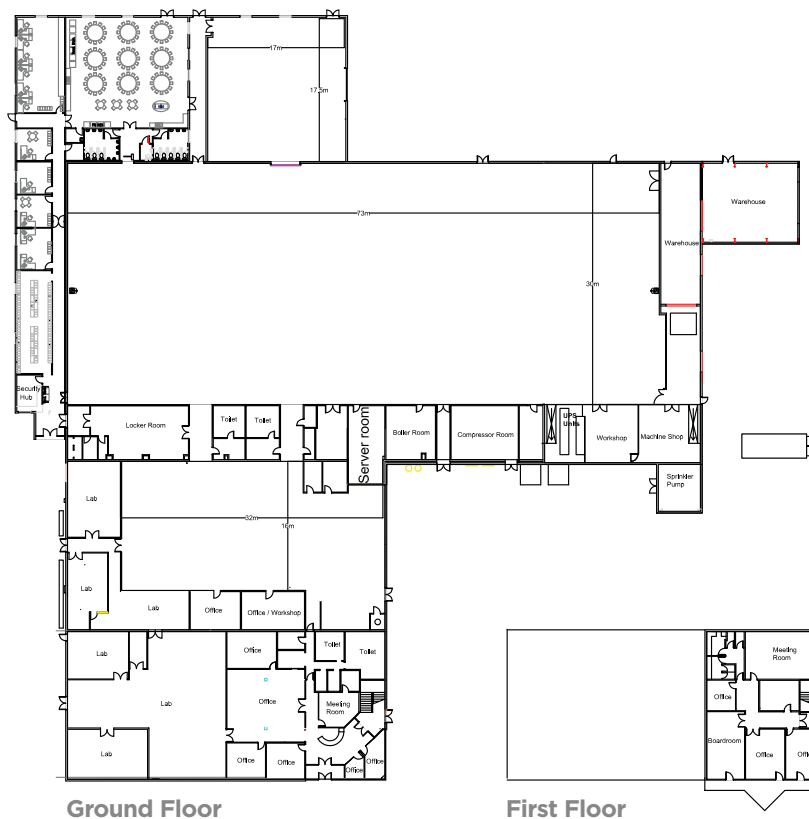
Heating

- Natural gas supplied to the site.
- 1 x gas fired boiler & 1 x oil fired boiler provide heating to radiators in office areas & also provide hot water via a calorifier. Heating can run off oil or gas.
- 1 off point to use gas fired boiler provides DHW to the office areas nearest to Sloefield Road.
- 7 off roof top packaged York air conditioning units are fitted with gas fired heating systems for the main production floor.
- The warehouse area has gas fired radiant heaters & gas fired warm air heater.

ACCOMMODATION

FLOOR	SQ M	SQ FT
Office & Welfare	1,077.67	11,600
Production	4,087.70	44,000
QA Lab & Office	668.90	7,200
TOTAL	5,834.27	62,800

Assumed freehold/long leasehold.



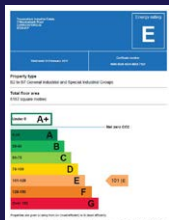
PRICE

Inviting offers in the region of £2,950,000.

VAT

All figures quoted are exclusive of VAT, which may be payable.

EPC



FURTHER INFORMATION

For more information or to arrange a viewing please contact:



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November 2020