



TO LET

Unit 16A, Kilroot Business Park, Larne Road, Carrickfergus, BT38 7PR

Approximately 4,592 - 11,990 sq ft Office Building

Lisney

Features

- Established distribution location.
- Stand-by power generation from on-site generators.
- Attractive landscaped campus environment.
- Business park amenities include on-site café & gym.
- On site management team and 24/7 security.
- Communal car parking.

Location

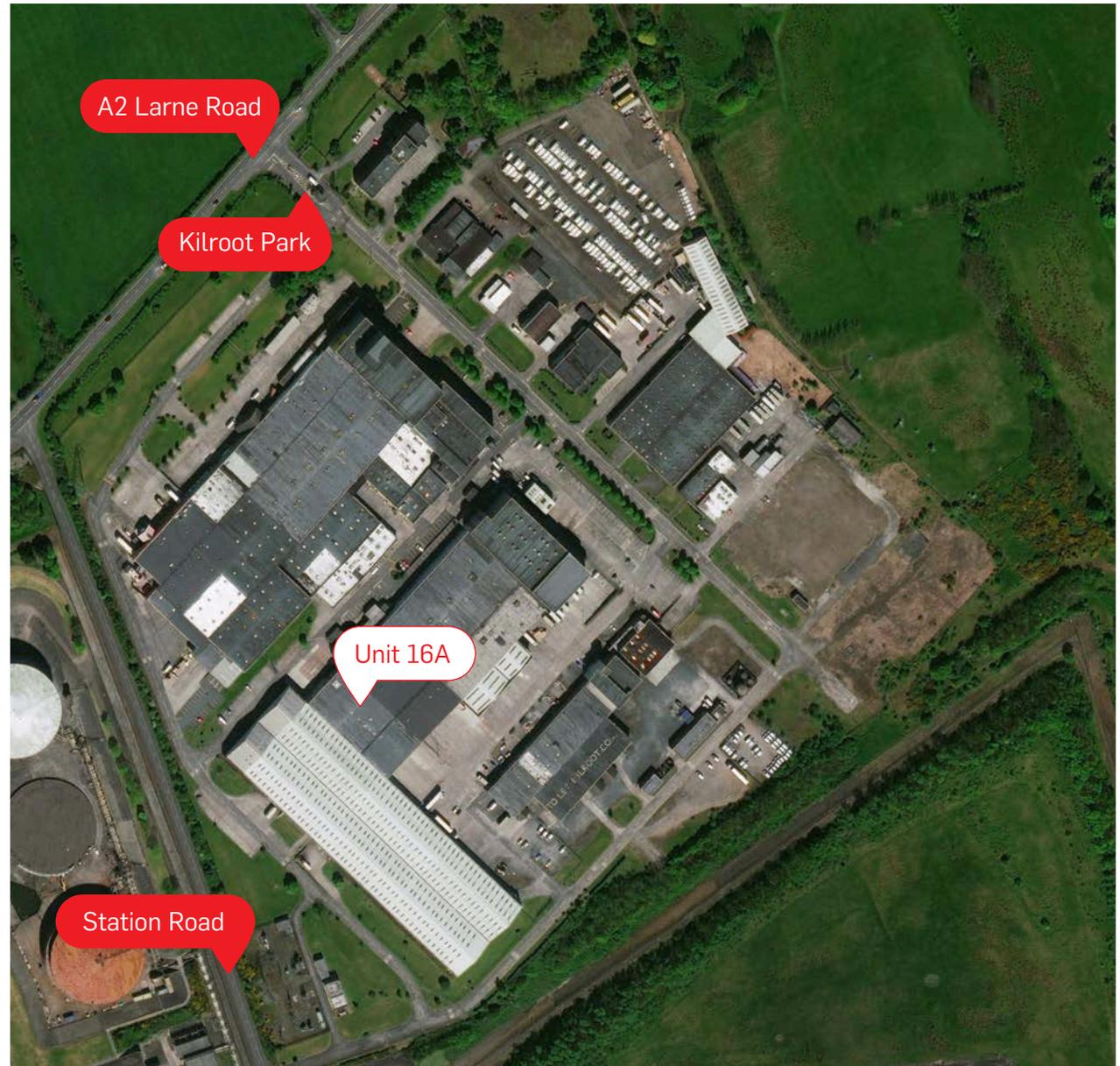
Kilroot Business Park occupies an extensive 60 acre site in an easily accessible location on the main A6 Larne Road just outside Carrickfergus. Kilroot is an established distribution location which benefits from the new A2 dual carriageway servicing Belfast in approx. 12 minutes.

With more than 750,000 sq ft of industrial & business space, Kilroot Business Park can satisfy the space requirements of most businesses.

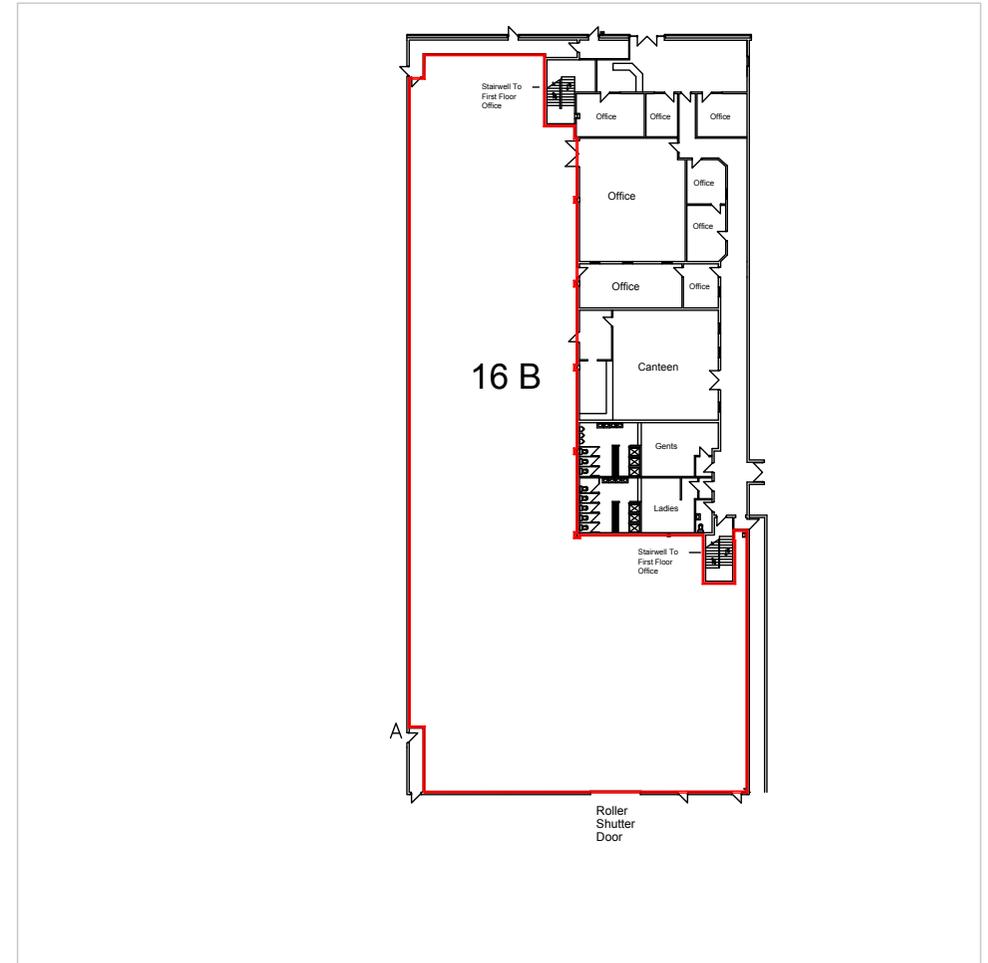
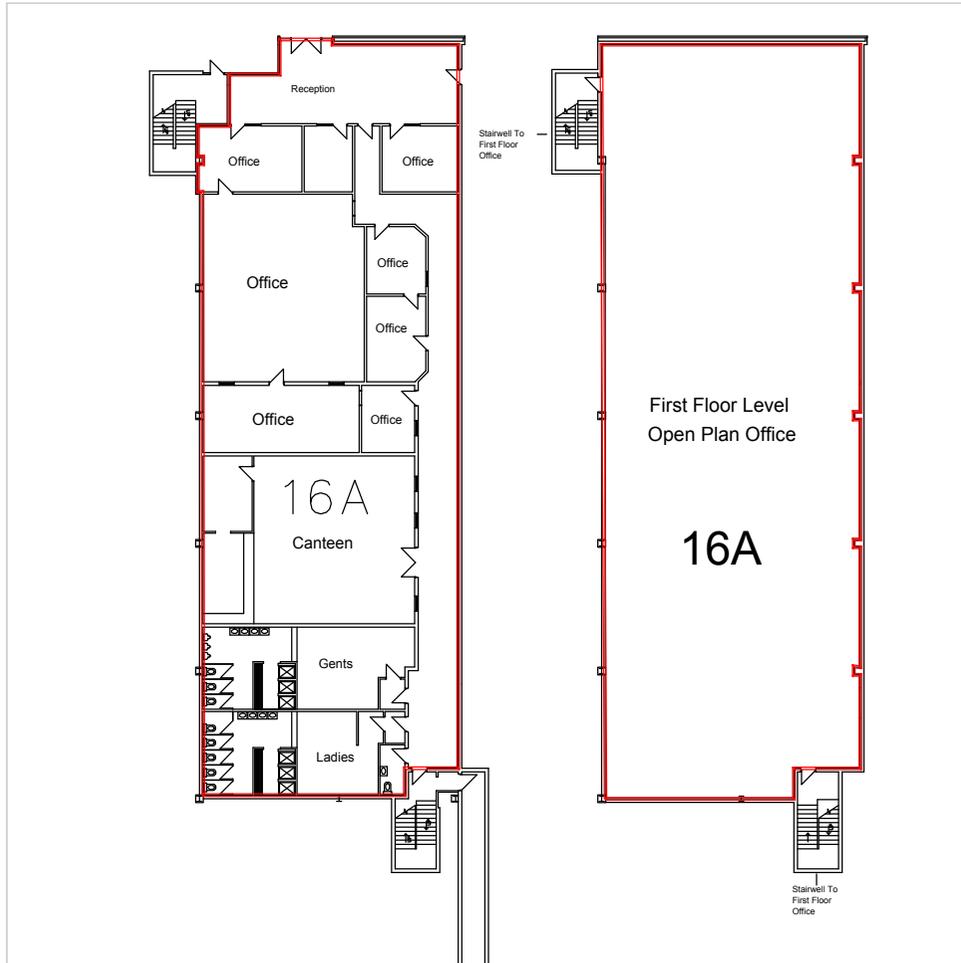
Kilroot is already home to more than sixty companies, including major haulage, distribution & logistics operations, manufacturing, light engineering and IT companies.

The extensive range of space available includes office and business units, industrial and warehousing units, storage, trade counters and hardstanding.

In addition, Kilroot can accommodate bespoke requirements through new design and build opportunities.



Note that units 16A & 16B can be combined to for 1 individual unit.



Description

This Unit comprises a 2 storey building. There is good on site parking.

The unit provides carpet flooring, part air handling, plastered/painted walls along with suspended ceilings with fluorescent tube lighting.

Transport Links

Kilroot Business is ideally located with easy access to both major Northern Ireland ports, airports, and the Motorway network:

- M5 Motorway 8 Miles
- Belfast Docks 11 Miles
- Port of Larne 12 Miles
- Belfast City Airport 16 Miles
- Belfast International Airport 23 Miles

Accommodation

Ground Floor	4,592 sq ft
First Floor	7,398 sq ft
Total	11,990 sqft

Rates

Rates (NAV) to be reassessed by Land & Property Services.





Lease Terms

Long or short term leases are available - Tenants are responsible for internal repairs.

External repairs, maintenance, security & site team costs, management etc. are covered through the Service Charge which is paid by Tenants.

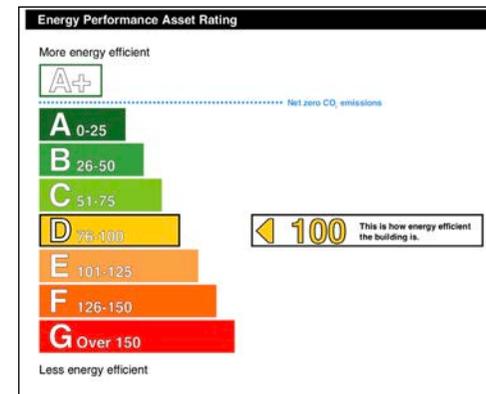
Service Charge – Currently c. £0.62 per sq ft

Building Insurance – Currently c. £0.19 per sq ft

EPC Rating

The property has an Energy Efficiency rating of D100

A full certificate can be made available upon request.



Rent

POA

VAT

Prices, rentals & outgoings are subject to Value Added Tax

Contact

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Or Our Joint Agents

McConnell Chartered Surveyors

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