

McConnell



Alliance  
Partner

**CBRE NI**

PART OF THE AFFILIATE NETWORK

**TO LET**  
**Unit 31a**  
**Shore Commercial Park**  
Carrickfergus, BT38 8PH



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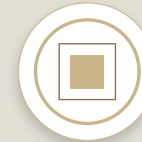
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## KEY BENEFITS



**102,000 Sq Ft of  
Accommodation**



**Eaves Height of 5.5m to  
Haunch and 9m to Apex**



**4 No. Commercial &  
Industrial Dock Levellers**



**1 No. Roller Shutter  
Access Door**

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## LOCATION



Excellent proximity to  
A2 dual carriageway



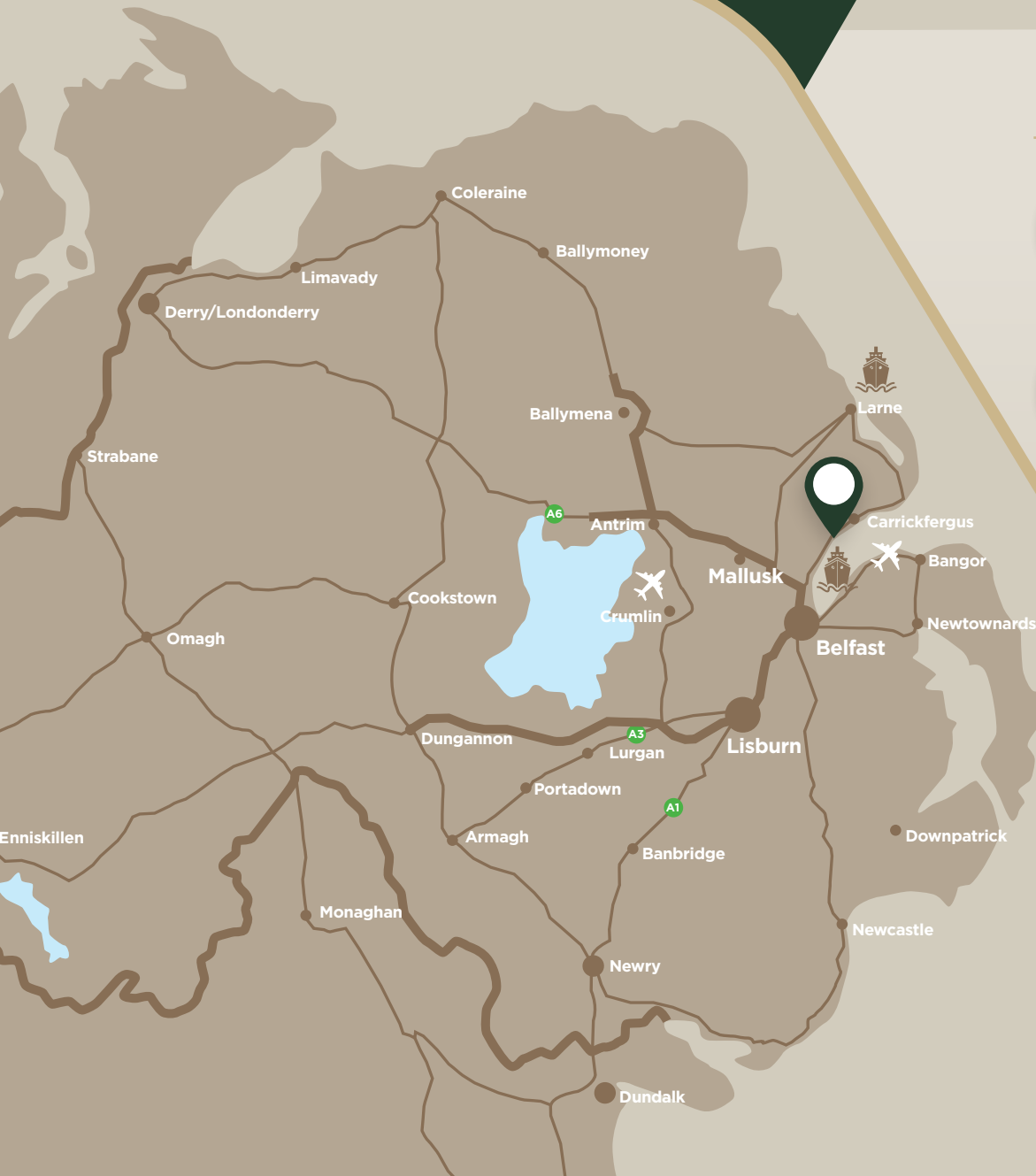
14 miles from Larne Port  
9 miles from Belfast Port



10 miles from  
city centre



Easy access to Belfast  
International Airport  
and George Best  
Belfast City Airport



The subject properties are located within Shore Commercial Park which is situated on the Belfast side of Carrickfergus in a highly prominent location. Shore Commercial Park is strategically located 10 miles from Belfast City Centre, 9 miles from the Port of Belfast and 14 miles from the Port of Larne.

Furthermore, both Belfast International and George Best Airports are easily accessible, and the surrounding road network is excellent with close proximity to the A2 dual carriageway.



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## DESCRIPTION

The units are finished to a high standard:

- Steel Portal Frame Construction.
- 5.5m to Eaves.
- A mix of LED strip and spot lighting throughout.
- Translucent Panels.
- Compartmentalised Space Fire Safety Doors and System in Place.

## FURTHER INFORMATION

**TERM**  
Flexible

**NAV**  
**£233,000**

the annual poundage for  
2025/26 is 0.696348.

**REPAIRS**  
FRI Terms

**RENT**  
On Application

**VAT**  
All prices quoted are exclusive to  
VAT which may be chargeable.

**SERVICE CHARGE**  
A service charge will be levied  
to cover external repairs and  
maintenance to common areas







# McConnell



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## CBRE NI

PART OF THE AFFILIATE NETWORK

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