McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS
028 90 205 900
www.mcconnellproperty.com

INDUSTRIAL

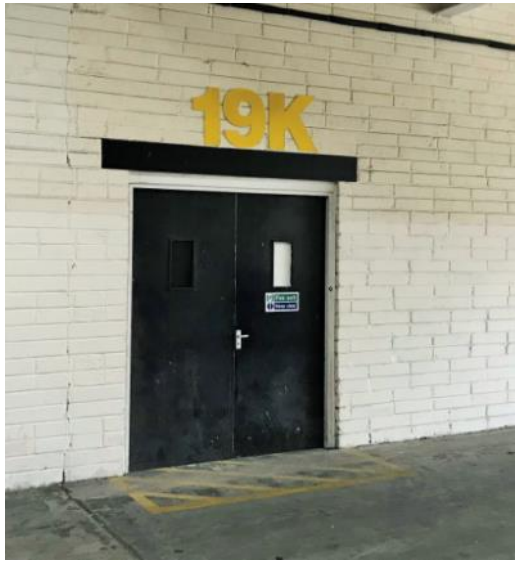



# TO LET

**INDUSTRIAL / WORKSHOP / STORAGE**
**UNIT 19K - c. 295 square feet**
**KILROOT BUSINESS PARK**

**Larne Road**
**CARRICKFERGUS**
**Co Antrim BT38 7PR**

*"Finding the Right Space is Closer Than You Think"*




RICS
The Independent Commercial Property Consultants Network
MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX
T: 028 90 205 900
E: info@mcconnellproperty.com

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. 15 minutes.

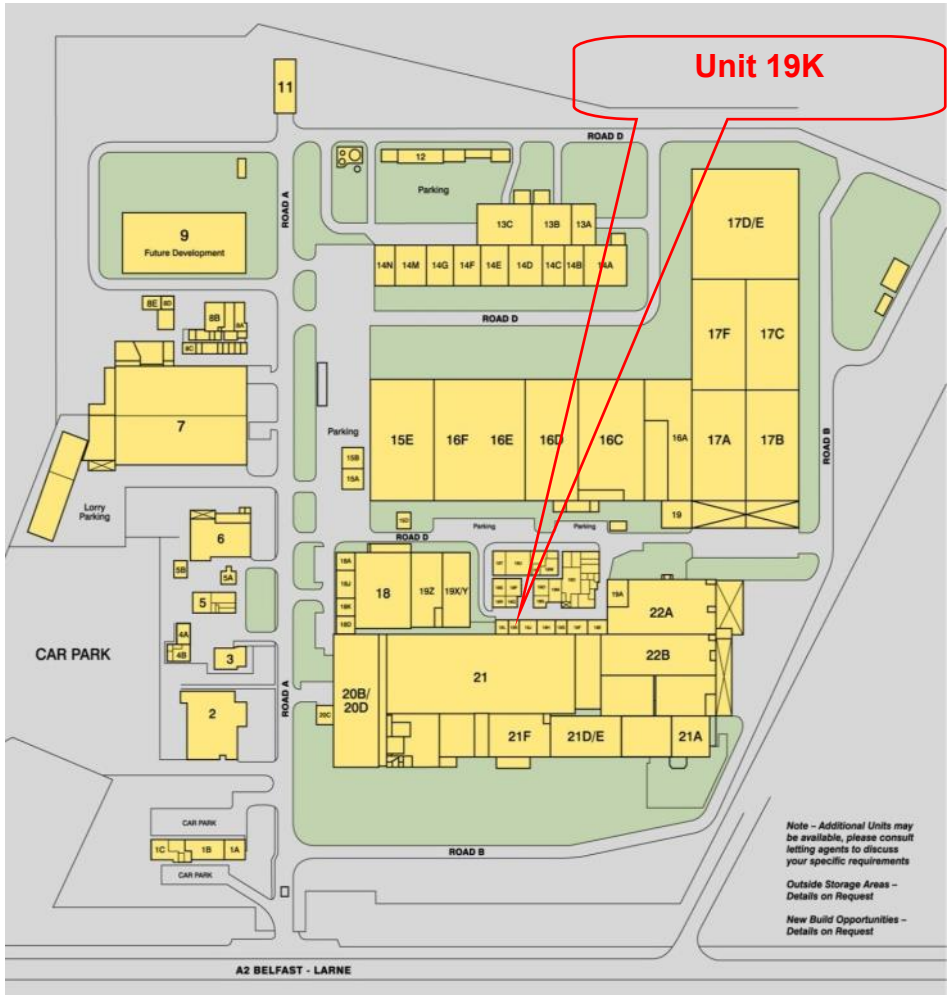
With more than 750,000 sq ft of industrial & business space, Kilroot Business Park can satisfy the space requirements of most businesses.

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 outside hard-standing.

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

- Significant HV Power Supply (9 MVA +)
- Stand-by power generation from on-site generators
- 2 x NIE Power Incomes to the Estate
- Fibre broadband connectivity to the Estate
- Attractive landscaped campus environment
- Business park amenities include on-site café & gym
- On site management team
- 24/7/365 manned security
- Extensive communal car parking



**ACCOMMODATION:**

**Unit 19K - Approximately 295 sq ft**

Industrial / Workshop / Storage. The unit has a concrete floor, fluorescent strip lighting and perspex roof light.

**Lease Terms**

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

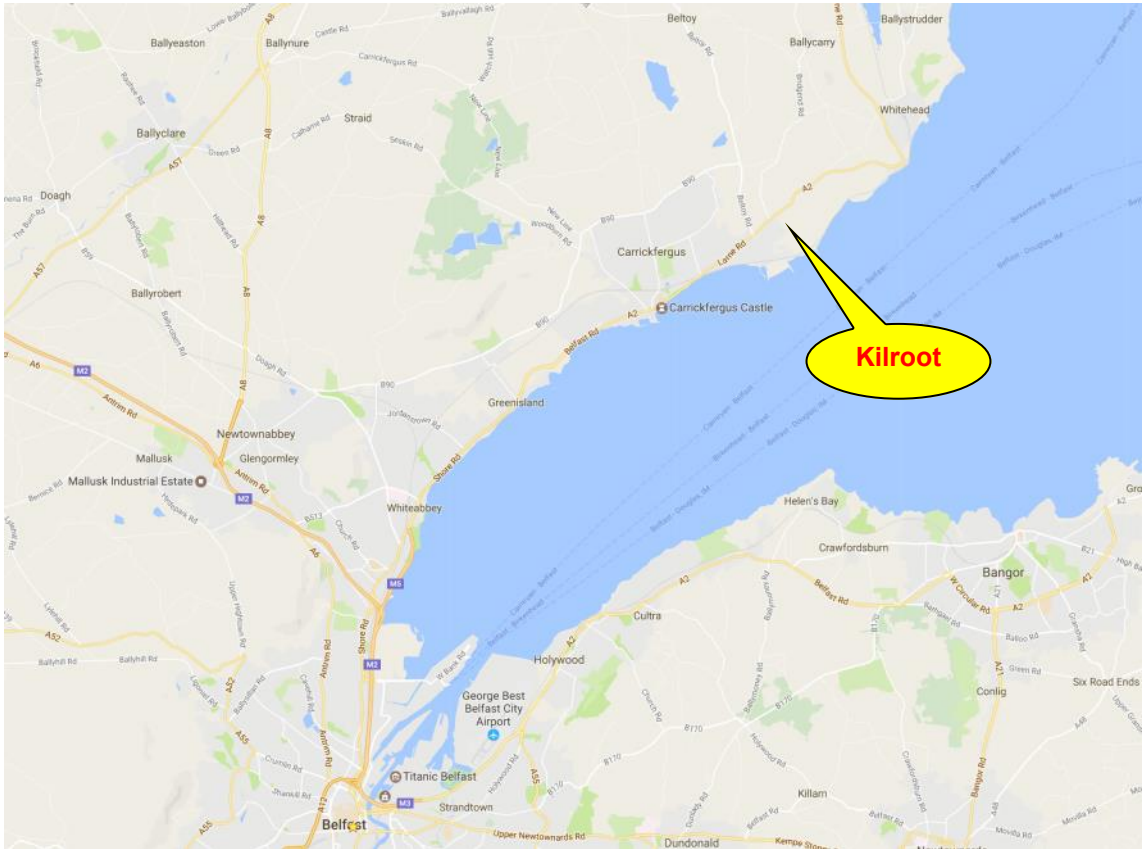
| | |
|---|---|
| **Rental** | On application |
| **Service Charge** | Tenants are responsible for payment of a Service Charge to cover external repairs, maintenance, security & site team costs, management etc. |
| **Buildings Insurance** | Tenants are responsible for reimbursing Landlords Buildings Insurance premium. |
| **Rates** | To be assessed |
| **VAT** | Prices, rentals & outgoings are subject to Value Added Tax |

**LOCATION**

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

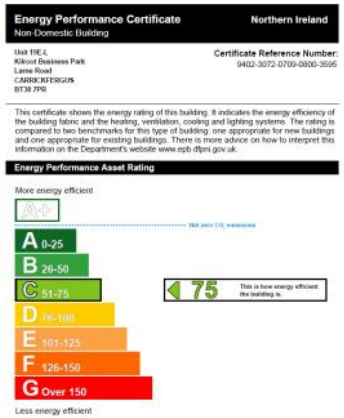
- M5 Motorway 8 Miles
- Belfast Docks 11 Miles
- Port of Larne 12 Miles
- Belfast City Airport 16 Miles
- Belfast International Airport 23 Miles






**Sat Nav / Post Code: BT38 7PR**

EPC - C75 - certificate available on request




**Further Information and Viewing Arrangements**

Please contact McConnell Chartered Surveyors

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Or our Joint Agents:

Lisney

028 90 501 501

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