

TO LET (By Way of Assignment of Lease) Superb Warehouse / Manufacturing Facility

UNIT 22A KILROOT BUSINESS PARK LARNE ROAD CARRICKFERGUS BT38 7PR
Warehouse c. 20,744 sq ft – 7.5m height – Modern Offices c. 2,738 sq ft GIA

Call: 07456 416 088 / 07802 408 170 - Email: info@kilroot.com



Finding the Right SPACE is Closer than you Think...!

Kilroot has over 700,000 sq ft of SPACE on an attractively landscaped 60-acre Park, ideally located just outside Carrickfergus, 20 minutes' drive from both Belfast Docks and the Port of Larne, with On-Site Management, Manned Security, ANPR Barrier Access, Extensive CCTV & Floodlighting. Our Environmental Credentials have been greatly enhanced with the planting of almost 300 new trees throughout the Park in the past four years; and the imminent development of a c.1MW Solar Farm to supply Green PV Energy directly to our Tenants.

UNIT 22A - Superb Warehouse / Manufacturing Facility with modern two storey air-conditioned offices recently refurbished

Warehouse – c. 20,744 sq ft / c. 1,927 m²

- 7.5m Internal Height Below Beams
- 2 x Dock Level Doors, one with scissor lift / roller deck
- 1 x Level Access Door at Front
- 3 x further Roller Shutter Doors at Rear
- LED Lighting Throughout
- External Canopy over Loading Area

2 Storey Office Block – c. 2,738 sq ft / 254 m² GIA

Ground Floor:

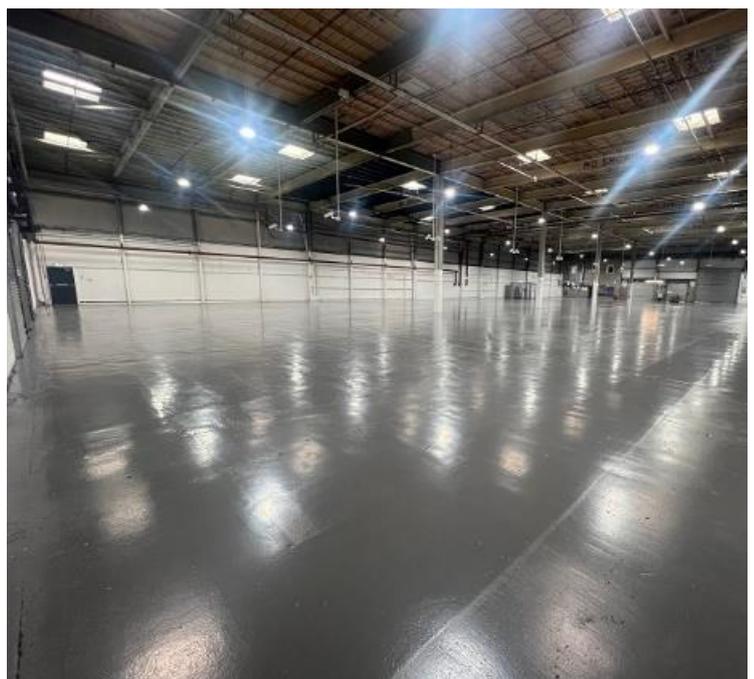
- Reception c. 186 sq ft / 17 m²
- General Office c. 333 sq ft / 31 m²
- Kitchen / Canteen c. 177 sq ft / 16 m²
- Ladies WCs with Shower
- Gents WCs with Shower
- Disabled WC

First Floor:

- Boardroom c.269 sq ft / 25 m²
- Server / Comms Room c. 82 sq ft / 8m²
- General Office c. 358 sq ft / 33m² with Tea Station
- Private Office 1 c.118 sq ft / 11 m²
- Private Office 2 c.133 sq ft / 12m²

Offices are air-conditioned with new carpets and freshly decorated

Outside - Dedicated Car Parking and Concrete Marshalling Yard



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Available Immediately on Assignment of Lease at a
Very Competitive Rent

Lease:

- 5 Years from 1st August 2024 – 31st July 2029
- Rent £88,000 pa + VAT payable Quarterly
- Service Charge Currently 70p psf pa / c.£16,400 pa + VAT
- Buildings Insurance Currently 22p psf pa / c.£5,200 pa + VAT
- Rates – NAV £59,900 – Rates Payable 2024/25 Est. £41,700 pa

EPC: C55

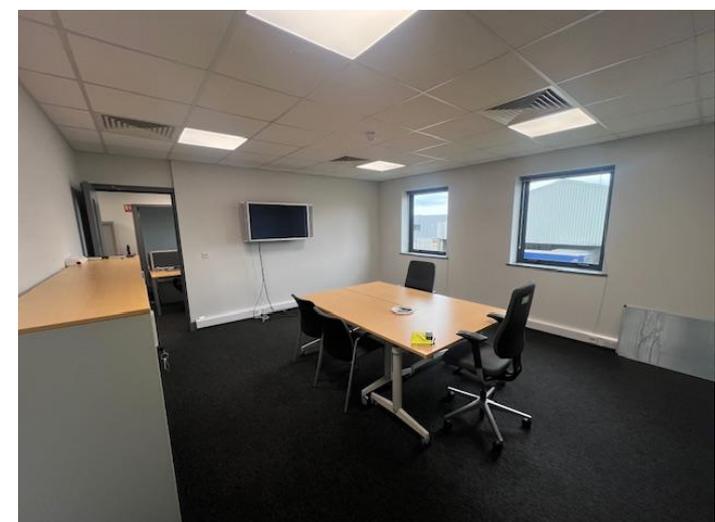
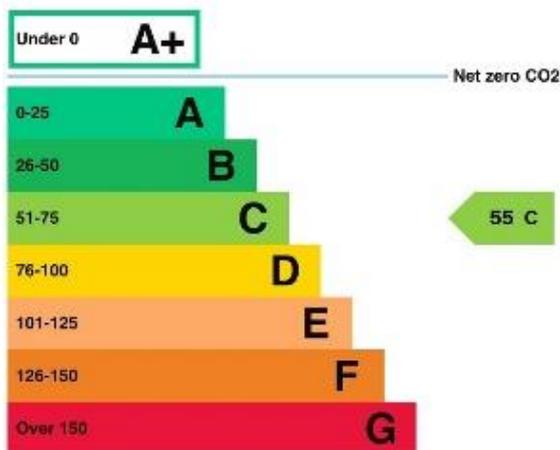


UNITS 22A B Kilroot Business Park Larne Road CARRICKFERGUS BT38 7PR	Energy rating C
Valid until 29 November 2030	Certificate number 3376-1765-5777-6740-2275



Energy rating and score

This property's energy rating is C.



For Further Information or to Arrange a Viewing
Please Call Rory McConnell MRICS 07456 416 088 /
07802 408 170 or email info@kilroot.com

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