



# Unit 19C - Workshop / Industrial / Storage

## Kilroot Business Park

Larne Road, Carrickfergus  
Northern Ireland BT38 7PR



**TO LET**

**WORKSHOP / INDUSTRIAL / TRADE COUNTER / DISTRIBUTION / BUSINESS SPACE UNIT**

**UNIT 19C Kilroot Business Park - c. 1,730 sq ft (c. 161m<sup>2</sup>)**

Conveniently located mid-way between Belfast Docks and the Port of Larne, Kilroot Business Park in Carrickfergus has some 750,000 sq ft of industrial, warehousing, and business space on an attractive 60 acre landscaped site, with over 70 commercial tenants plus self-storage and outside storage facilities

- Manned Security & Extensive CCTV & Floodlighting
- On-Site Management Team
- High Electrical Power Availability - 9 MVA
- Easy access to main road system - Belfast only 20 mins
- Home to major tenants including FedEx, Ryobi, IFS, Glenkrag, IPC, Hilton Meats

**Unit 19C** comprises an excellent business space unit which would be ideal for storage, distribution, trade counter, workshop etc. uses. **In total c. 1,730 sq ft (c. 161 m<sup>2</sup>)**

- Main Area plus small Office
- Communal Ladies & Gents WCs
- Dock Level Access with Electric Roller Shutter Door
- Double door access to 19 Mall
- New LED Lighting & 3-Phase Power Supply
- **Available Immediately - Call Kilroot on 07456 416 088**

Rental - £9,500 pa + VAT

Service Charge - current year estimate 65p per sq ft pa

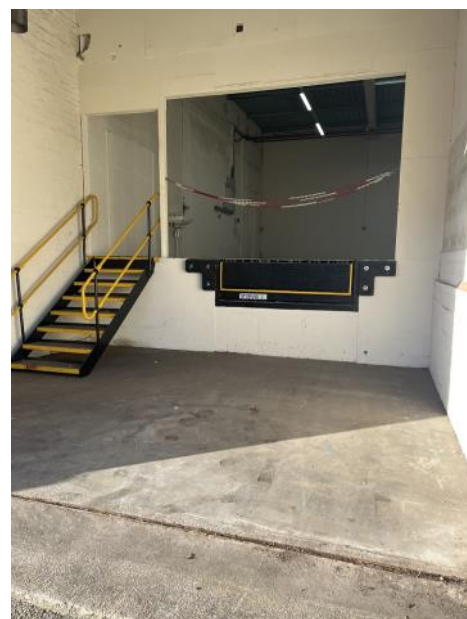
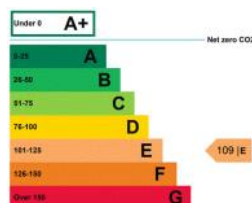
Buildings Insurance - current year 21p per sq ft pa

Rates - NAV £3,450 (Source LPS on-line). Estimated Full Rates Payable estimate c. £2,140 pa (NB: May qualify for 25% Small Business Relief)

Lease Term - Minimum 3 years

EPC E109

Note - Due to access and parking restrictions this unit is not suitable for mechanics



**For all Leasing Enquiries please contact The Kilroot Estate Office +44(0)7456 416 088 / info@kilroot.com**