



**KILROOT  
BUSINESS  
PARK**

07456 416 088

info@kilroot.com

**TO LET**

**Logistics / Warehousing / Industrial**  
**c. 23,068 sq ft (2,143 m<sup>2</sup>)**  
**Unit 22A Kilroot Business Park**  
**Larne Road, Carrickfergus**  
**Northern Ireland BT38 7PR**



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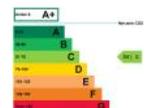
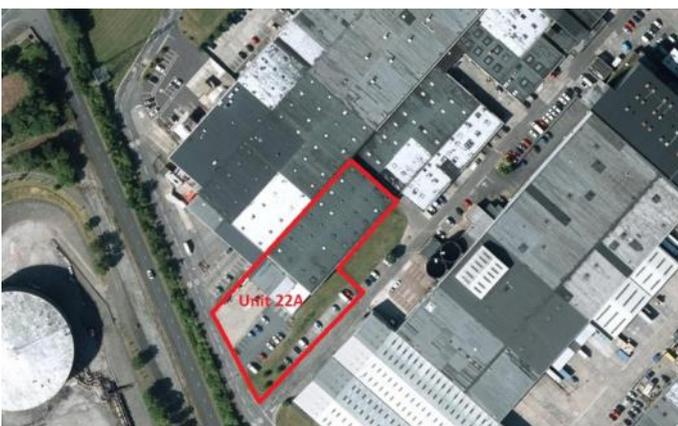
**Kilroot Business Park** - Conveniently located mid-way between Belfast Docks and the Port of Larne, Kilroot Business Park in Carrickfergus has some 750,000 sq ft of industrial, warehousing, and business space on an attractive 60 acre landscaped site, with over 70 commercial tenants plus self-storage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

- Manned Security, ANPR Park Access Control, Extensive CCTV, New Floodlighting
- On-site Management Team @ Kilroot Estate Office
- High Electrical Power Availability - 9 MVA
- Easy access to main road system - Belfast only 20 mins
- Home to major occupiers including Ryobi, IFS, Glenkrag, IPC, Hilton Meats, Bricam, Fairco Trade Frames



**Unit 22A** comprises an excellent high-bay industrial / warehouse building with front dock-level and front & rear level access loading doors; large concrete marshalling yard; modern offices, WCs, Canteen & extensive dedicated car parking

- High-Bay Warehouse / Industrial c. 20,500 sq ft (1,904 m<sup>2</sup>)
- Range of Modern Ground & 1st Floor Air-Conditioned Offices c.2,500 sq ft (232 m<sup>2</sup>) - including Reception; Private Offices; Boardroom; Canteen; Ladies, Gents & Disabled WCs & Shower
- Front concrete marshalling yard
- Dedicated car parking to front and side
- 3 Phase Power Supply - up to 9 MVA available
- 2 x Dock Level Access Doors + 1 x Level Access Door at Front; Plus 3 x Level Access Doors at Rear of Warehouse
- Additional external storage areas may also be available
- Available - Expected Q2-Q3/2024
- Rental - On Application
- Service Charge - current year estimate 65p per sq ft pa
- Buildings Insurance - 2023/24 21p per sq ft pa
- Rates - NAV £59,900 - Full Rates Payable 2023/24 Estimated c.£37,180 pa (Source LPS On-Line)
- Lease Term - Minimum 3 years
- EPC - C54



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