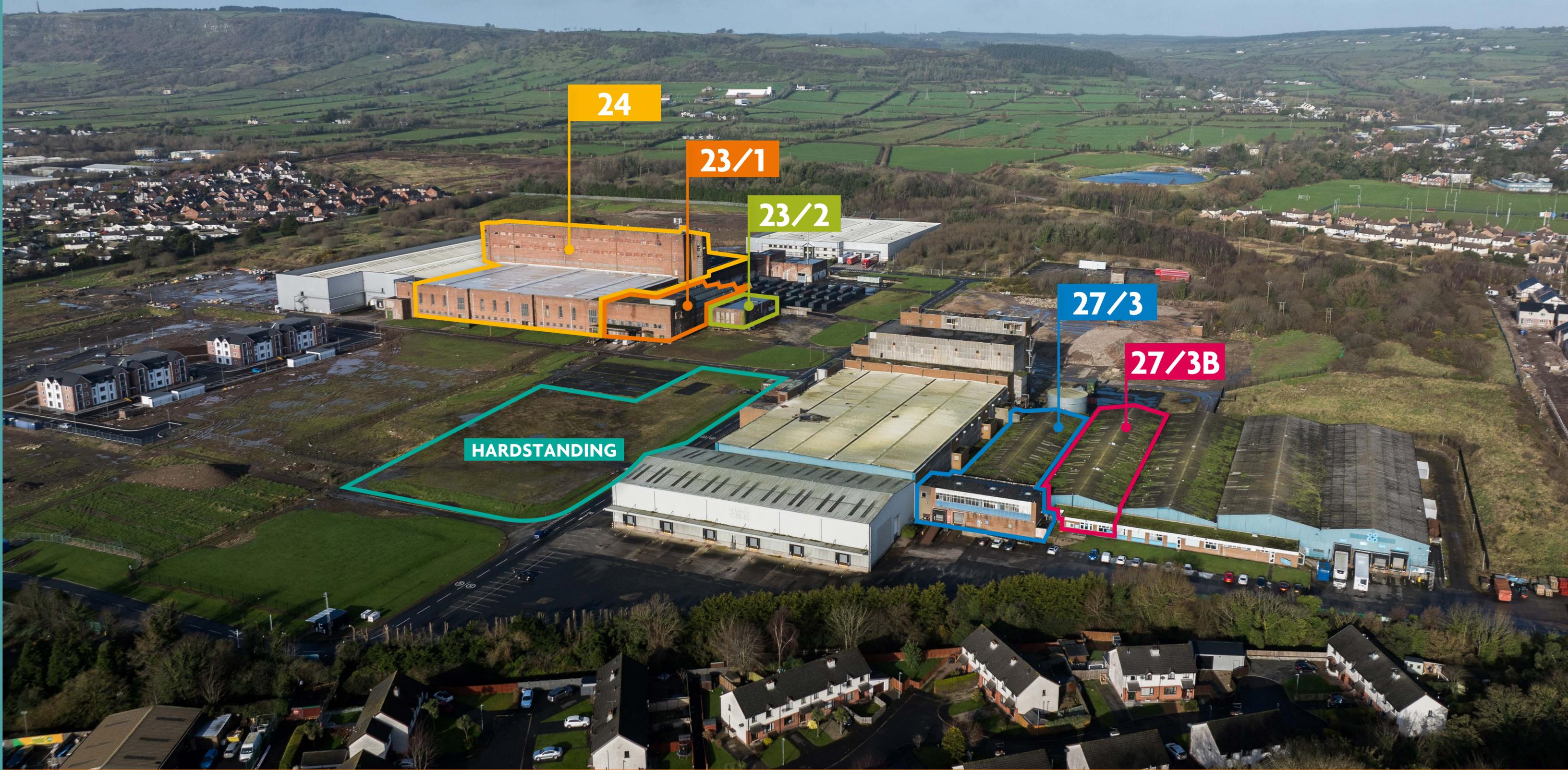




TO LET

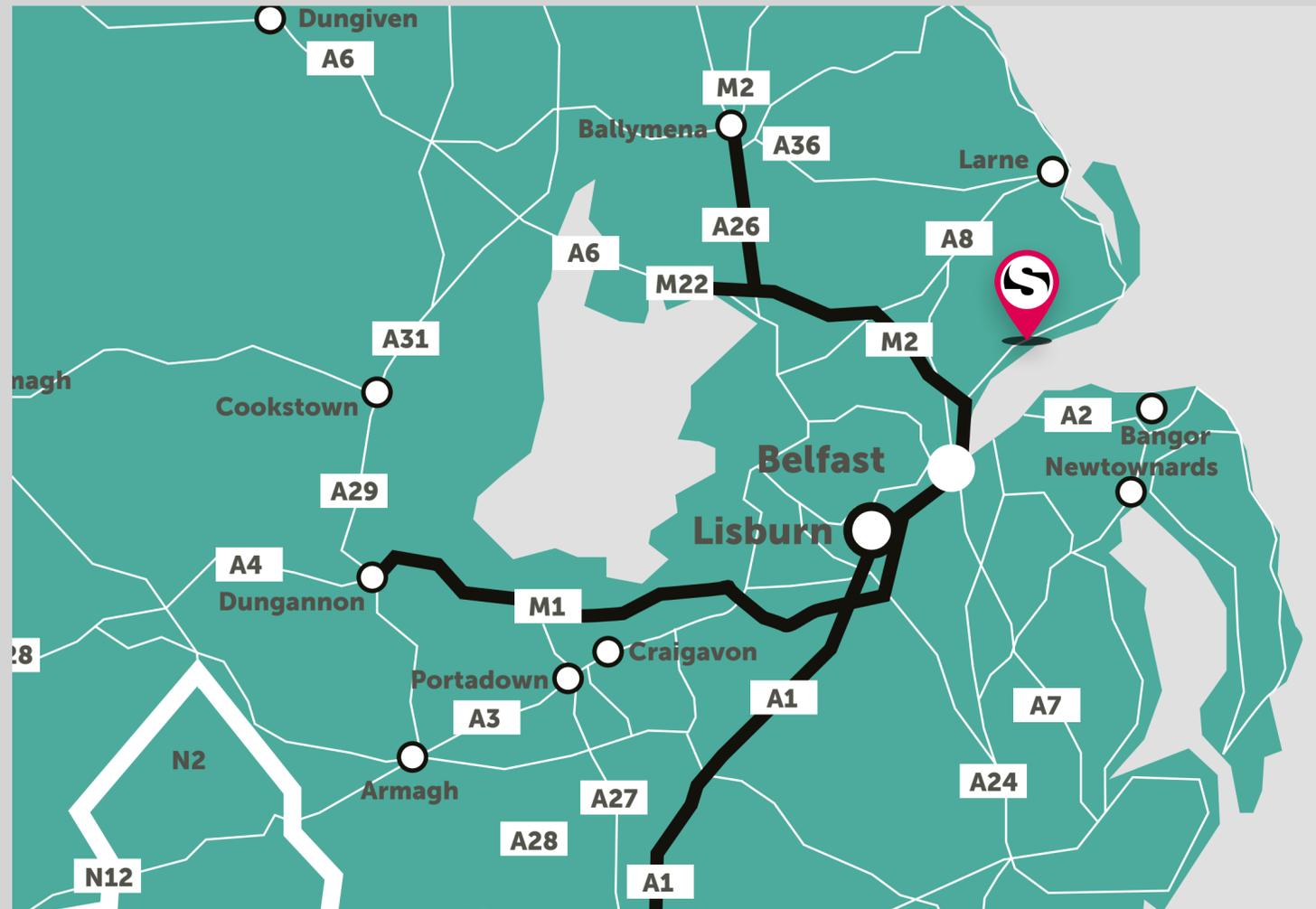
# Shore Commercial Park, Carrickfergus, BT38 8PH

Industrial and Logistics Park with a wide range of Warehousing, Hardstanding Land and Shared Storage Space available.



# LOCATION

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.



**Excellent proximity to A2 dual carriageway**



**10 miles from city centre**



**14 miles from Larne Port  
9 miles from Belfast Port**



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

# Unit 27/3

SHORE COMMERCIAL PARK, CARRICKFERGUS, BT38 8PH

McConnell JLL Alliance Partner

CBRE NI  
PART OF THE AFFILIATE NETWORK

## TERM

Flexible

## ACCESS

1x Dock Leveller

## REPAIRING

FRI Lease

## RENT

On application



## SERVICE CHARGE

A service charge will be levied to cover the cost of exterior repairs, maintenance and management of the Commercial Park. Current year estimate £0.40 psf.

## INSURANCE

Tenant will be responsible for a fair portion of the overall insurance premium for the building. Current year estimate £1,000 per annum.

## SIZE

20,000 sq ft of Warehouse Accommodation with a further 2,500 sq ft of Ancillary Office Accommodation also available.

## RATES

NAV for the unit is £37,450.

# Unit 27/3B

SHORE COMMERCIAL PARK, CARRICKFERGUS, BT38 8PH

McConnell  JLL Alliance Partner

CBRE NI  
PART OF THE AFFILIATE NETWORK

## SERVICE CHARGE

A service charge will be levied to cover the cost of exterior repairs, maintenance and management of the Commercial Park. Current year estimate £0.40 psf.

## INSURANCE

Tenant will be responsible for a fair portion of the overall insurance premium for the building. Current year estimate £1,000 per annum.

## SIZE

20,000 sq ft of Warehouse Accommodation.  
Can be combined with 27/3.

## RATES

NAV for the unit is £37,450.

## TERM

Flexible

## ACCESS

1x Level Access Door  
Access at rear

## REPAIRING

FRI Lease

## RENT

On application



# Unit 23/1

SHORE COMMERCIAL PARK, CARRICKFERGUS, BT38 8PH

McConnell JLL Alliance Partner

CBRE NI  
PART OF THE AFFILIATE NETWORK

## TERM

Flexible

## ACCESS

1x Dock Leveller

## REPAIRING

FRI Lease

## RENT

On application



## SERVICE CHARGE

A service charge will be levied to cover the cost of exterior repairs, maintenance and management of the Commercial Park. Current year estimate £0.40 psf.

## INSURANCE

Tenant will be responsible for a fair portion of the overall insurance premium for the building. Current year estimate £1,000 per annum.

## SIZE

23,605 sq ft of Warehouse Accommodation.

## RATES

Estimated rates payable £23,245 per annum.

# Unit 23/2

SHORE COMMERCIAL PARK, CARRICKFERGUS, BT38 8PH

McConnell JLL Alliance Partner

CBRE NI PART OF THE AFFILIATE NETWORK

## SERVICE CHARGE

A service charge will be levied to cover the cost of exterior repairs, maintenance and management of the Commercial Park. Current year estimate £0.40 psf.

## INSURANCE

Tenant will be responsible for a fair portion of the overall insurance premium for the building. Current year estimate £1,000 per annum.

## SIZE

6,104 sq ft of Warehouse Accommodation

## RATES

Estimated rates payable £23,245 per annum.

**TERM**  
Flexible

**ACCESS**  
2x Level Access Doors

**REPAIRING**  
FRI Lease

**RENT**  
On application



# Unit 24

SHORE COMMERCIAL PARK, CARRICKFERGUS, BT38 8PH

McConnell 

**CBRE NI**  
PART OF THE AFFILIATE NETWORK

## SHARED STORAGE SPACE

### SIZE

From 10,000-120,000 sq ft available

### RENT

All in price £6.50 psf

### ACCESS

6x Dock Levellers & 1x Level Access Door

### TERM

Flexible





# FUTURE DEVELOPMENT

## FUTURE DEVELOPMENT

Application form has been lodged for the construction of a class B4 (storage/distribution) warehouse with ancillary offices and associated car parking.

## SERVICE CHARGE

A service charge will be levied to cover the cost of exterior repairs, maintenance and management of the Commercial Park. TBC upon completion.

## INSURANCE

Tenant will be responsible for a fair portion of the overall insurance premium for the building. TBC upon completion.

## SIZE

100,200 sq ft

## RATES

TBC upon completion

## TERM

Minimum 10 Year term

## ACCESS

10x Dock Levellers & 4x Level Access Door

## REPAIRING

FRI Lease

## RENT

On application



# FUTURE DEVELOPMENT

## FUTURE DEVELOPMENT

Application form has been lodged for the construction of a class B4 (storage/distribution) warehouse with ancillary offices and associated car parking.

## SIZE

100,200 sq ft



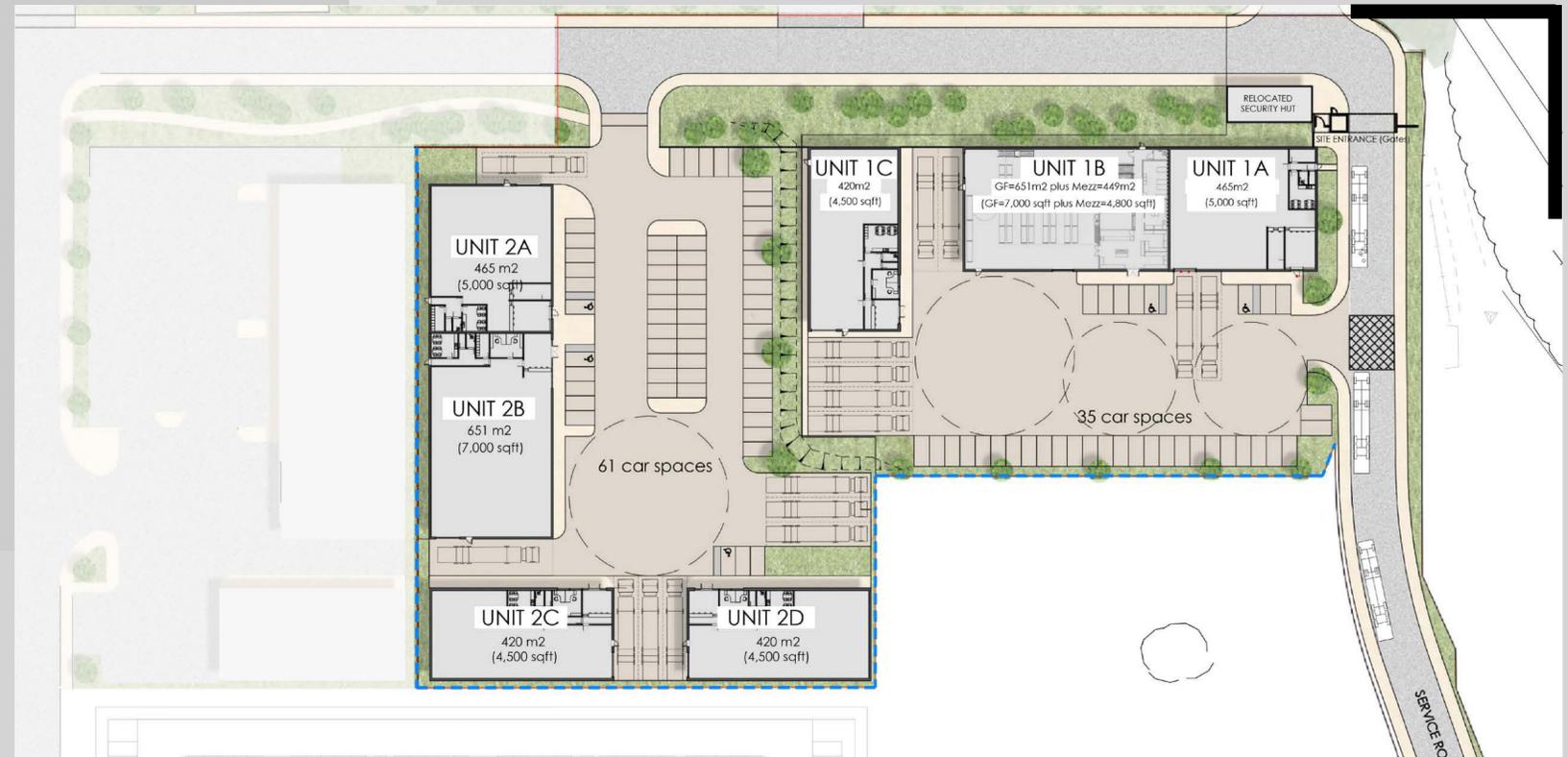
# FUTURE DEVELOPMENT

## FUTURE DEVELOPMENT

Site 1 and 2

### SIZE

Units available from 4,500 sq ft – 20,000 sq ft



# HARDSTANDING

SHORE COMMERCIAL PARK, CARRICKFERGUS, BT38 8PH

McConnell  JLL Alliance Partner

**CBRE NI**  
PART OF THE AFFILIATE NETWORK

## HARDSTANDING

There is additional hardstanding land available on site which may be available to Let. Please contact the agent for further details.

## VAT

All prices quoted are exclusive of VAT which may be chargeable.



# McConnell



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M&S



CARRICKFERGUS

BELFAST

