

McConnell



Alliance
Partner

CBRE NI

PART OF THE AFFILIATE NETWORK

TO LET
Unit 31a
Shore Commercial Park
Carrickfergus, BT38 8PH

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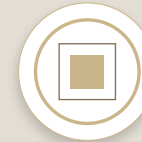
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KEY BENEFITS



**102,000 Sq Ft of
Accommodation**



**Eaves Height of 5.5m to
Haunch and 9m to Apex**



**4 No. Commercial &
Industrial Dock Levellers**



**1 No. Roller Shutter
Access Door**

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LOCATION



Excellent proximity to
A2 dual carriageway



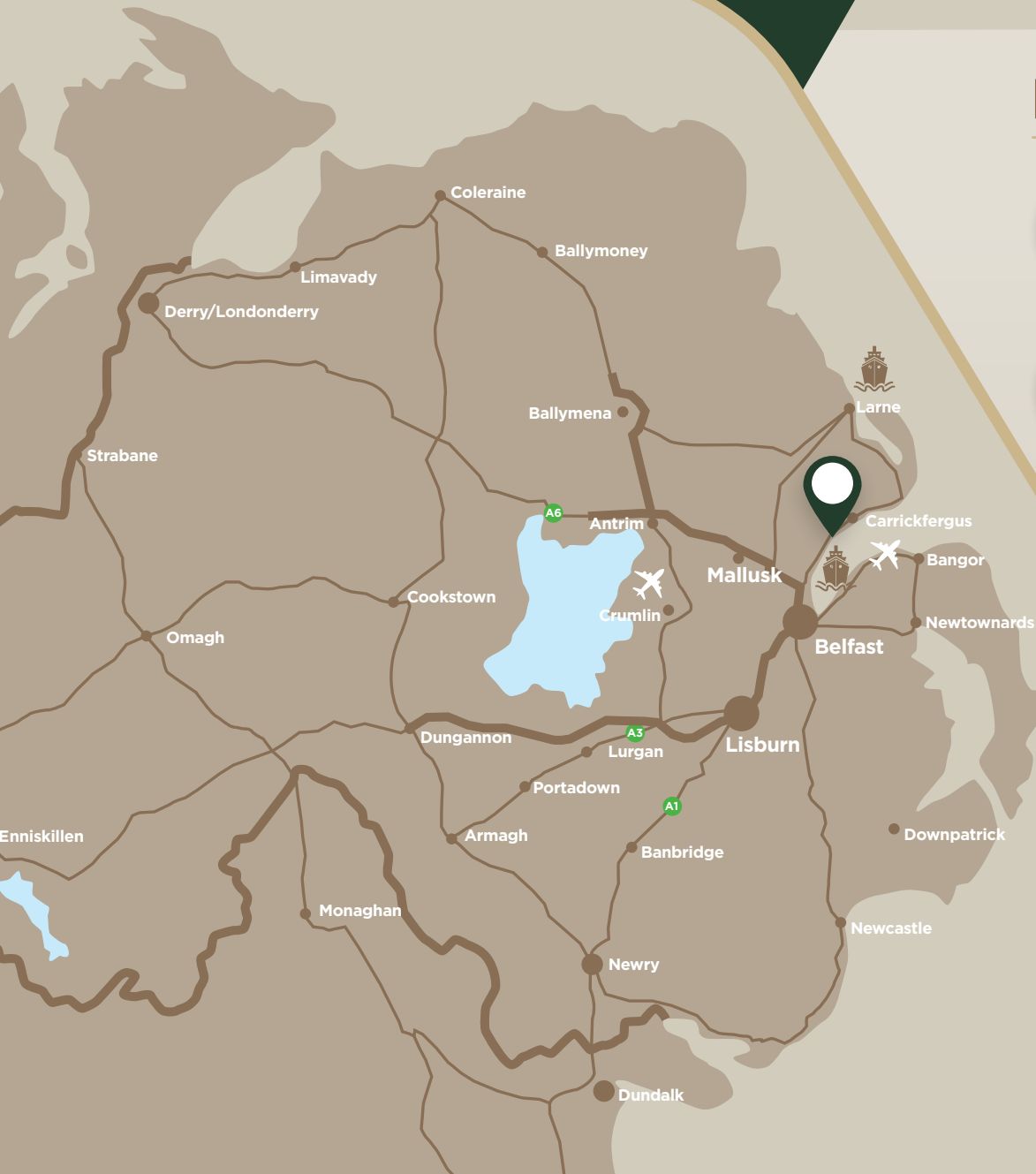
14 miles from Larne Port
9 miles from Belfast Port



10 miles from
city centre



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



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.

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DESCRIPTION

The units are finished to a high standard:

- Steel Portal Frame Construction.
- 5.5m to Eaves.
- A mix of LED strip and spot lighting throughout.
- Translucent Panels.
- Compartmentalised Space Fire Safety Doors and System in Place.

FURTHER INFORMATION

TERM
Flexible

RENT
On Application

NAV
£233,000

the annual poundage for
2025/26 is 0.696348.

VAT

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

REPAIRS
FRI Terms

SERVICE CHARGE

A service charge will be levied
to cover external repairs and
maintenance to common areas





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