



**TO LET**  
**Logistics / Warehousing / Industrial**  
**c. 28,722 sq ft (2,668 m<sup>2</sup>)**  
**Unit 16C Kilroot Business Park**  
**Larne Road, Carrickfergus**  
**Northern Ireland BT38 7PR**



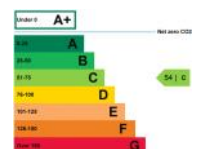
**Kilroot Business Park** - Conveniently located mid-way between Belfast Docks and the Port of Larne, Kilroot Business Park in Carrickfergus has some 750,000 sq ft of industrial, warehousing, and business space on an attractive 60 acre landscaped site, with over 70 commercial tenants plus self-storage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

- Manned Security, 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 FedEx, Ryobi, IFS, Glenkrag, IPC, Hilton Meats, Fairco Trade Frames



**Unit 16C** comprises an excellent industrial / warehouse building with dock-level and level access loading doors; large concrete marshalling yard; LED Lighting; offices, WCs, Canteen, dedicated car parking

- Warehouse / Industrial c. 28,722 sq ft (2,668 m<sup>2</sup>)
- Range of Offices; Ladies, Gents & Disabled WCs; Canteen
- Internal Height c. 5m, with higher c. 11.5m section
- 30m x 30m dedicated front concrete marshalling yard
- Dedicated car parking to rear
- 3 Phase Power Supply - up to 9 MVA available
- Dock Level and Level Access Roller Shutter Doors to front
- Additional external storage areas may also be available
- Available - Immediately
- Rental - £115,000 pa + VAT
- Service Charge - current year estimate 65p per sq ft pa
- Buildings Insurance - 2023 Estimate c.20p per sq ft pa
- Rates - NAV £72,700 - Full Rates Payable 2023/24 Estimated £45,125 pa (Currently Qualifies for Industrial Relief)
- Lease Term - Minimum 3 years
- EPC - C54
- Enquiries: **07456 416 088 / info@kilroot.com**



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