

# WAREHOUSE FOR SALE / TO LET

1 BALLYHAMPTON ROAD, LARNE BT40 2ST

**CBRE NI**  
PART OF THE AFFILIATE NETWORK





# WAREHOUSE FOR SALE / TO LET

## 1 BALLYHAMPTON ROAD, LARNE, BT40 2ST

### Key Benefits

- Provides 106,941 sq ft of warehouse accommodation which can be sub-divided.
- Self contained site of 9.36 acres.
- Eaves height of approx. 5m.
- 8 No. dock levellers and 4 No. electric roller shutter doors.
- Parking capacity for approximately 75 lorries within the facility.
- 2 miles from Larne Port

### Location

The subject property is located on Ballyhampton Road, Larne. The location provides an ease of access to the A8 Ballymena Road and Belfast Road. The Larne harbour is situated 2 miles from the premises and serves a passenger and vehicle ferry port from Larne to Cairnryan, Scotland. The subject property is 21 miles from the Belfast International Airport and 23 miles from the Belfast City Airport.



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### Description

The subject property comprises of approximately 106,941 sq ft of warehouse accommodation on a site extending to approximately 9.36 acres. The property comprises of a large warehouse with a small portion of ancillary/office accommodation, there is parking capacity for approximately 75 lorries. The site is secured by a barrier access system with a security hut in place. The Landlord will consider sub-division of the unit.

The warehouse is of a steel portal frame construction with finished to include external cladding and brickwork to the lower section. The property benefits from 8 no. dock levellers and a further 4 no. electric roller shutter doors with an eaves height of approx. 4.9m.

### Lease Details

Rent	POA
Term	10 years
Repairs/Insurance	Full repairing and insuring basis

### Sale Price

We are seeking offers in the region of £4,250,000 exclusive.

### Site Area

The property is situated on a self contained site of approximately 9.36 acres.

### VAT

All prices are quoted exclusive of VAT, which may be payable.

### Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £201,000. The rate in the £ for 2023/2024 is £0.620696 therefore the estimated rates payable for 2023/2024 is £124,759,90.

### Title

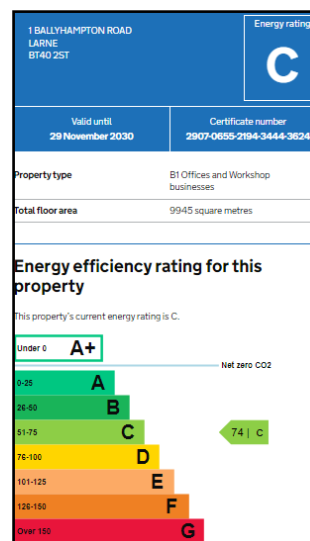
Assumed freehold or long leasehold subject to a nominal ground rent.

### Accommodation

Area	Sq Ft	Sq M
Warehouse	106,941	9,939

### EPC

A copy of the EPC certificate is provided below and can be made available upon request.

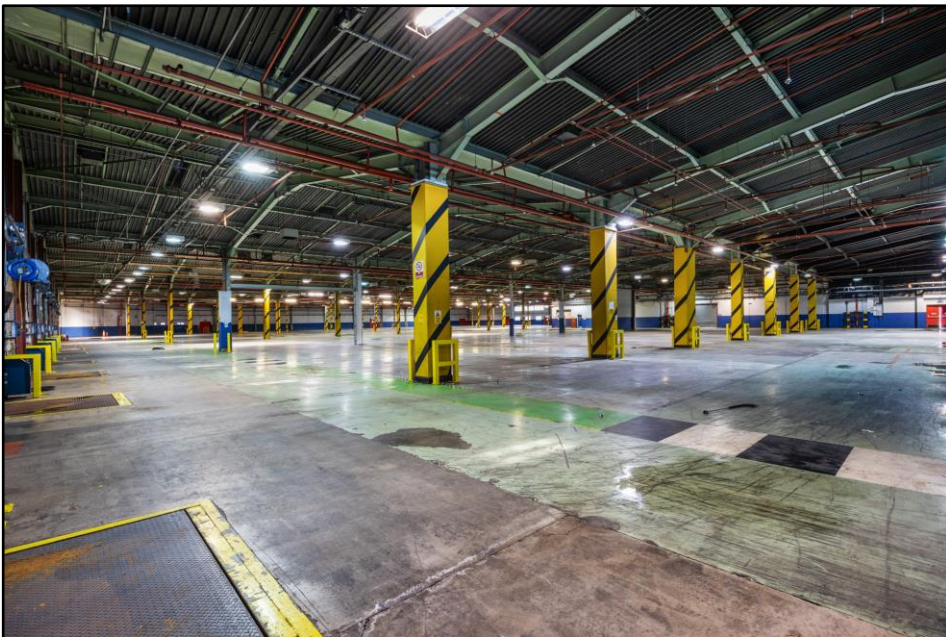




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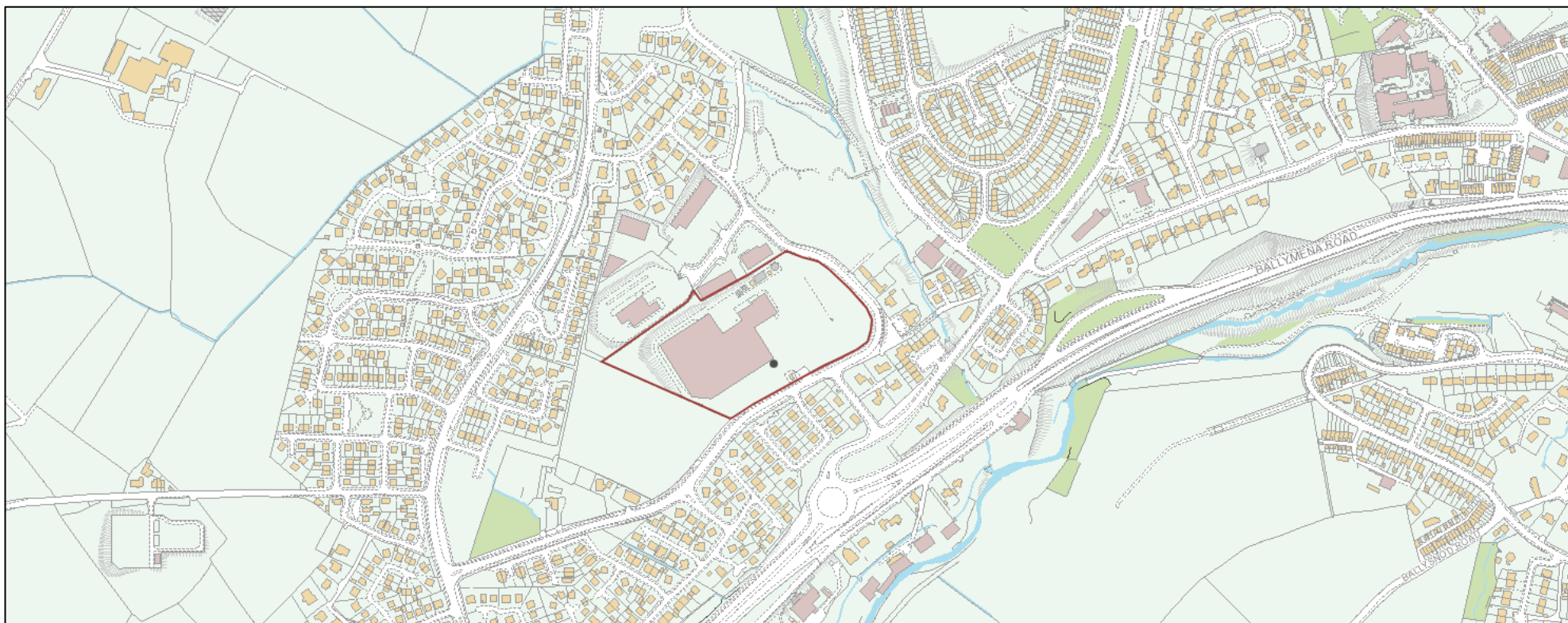




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\*Boundaries are for indicative purposes only.

## Contact Us – Joint Agents

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