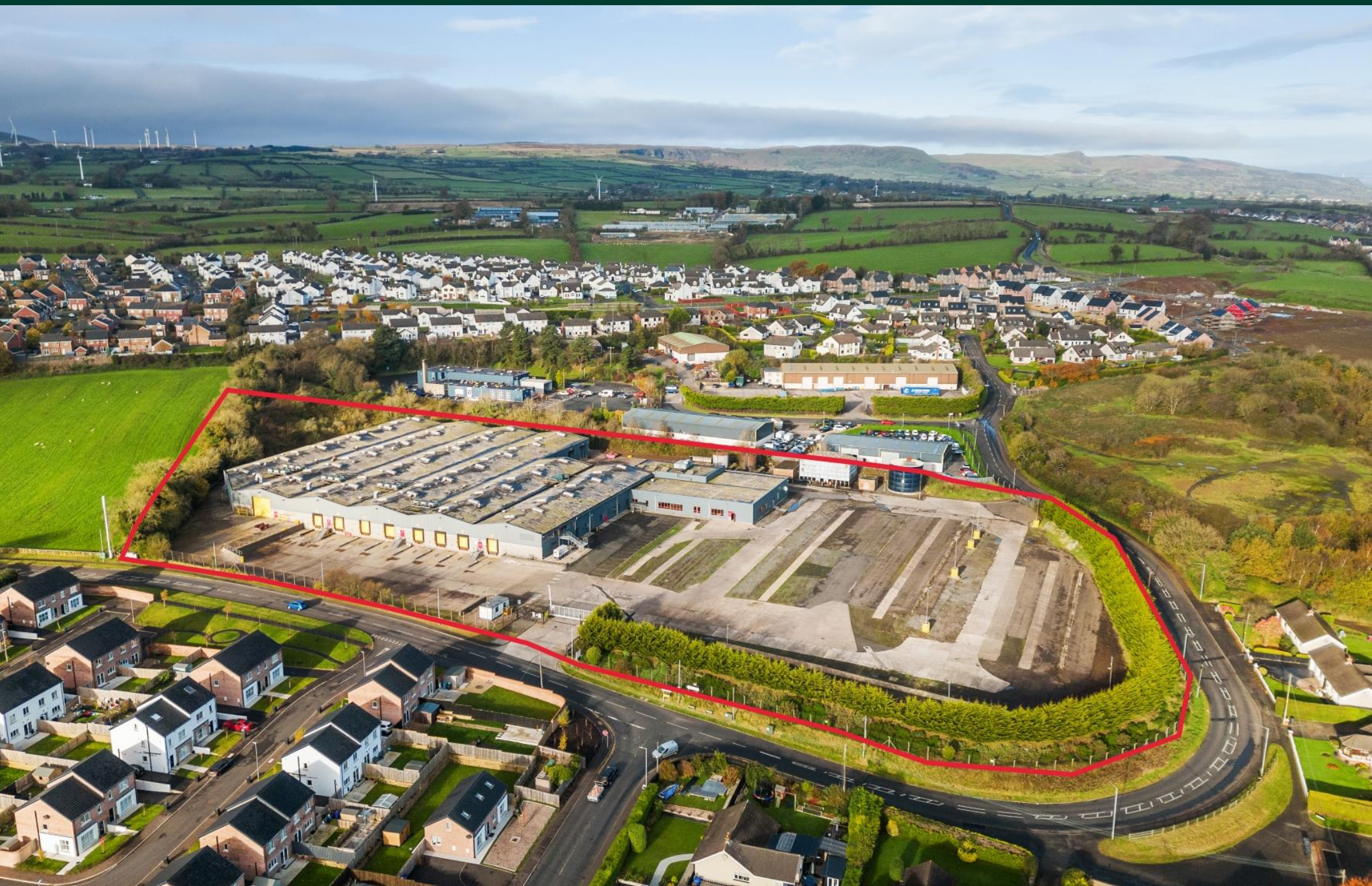


WAREHOUSE FOR SALE / TO LET

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.



WAREHOUSE FOR SALE / TO LET

1 BALLYHAMPTON ROAD, LARNE, BT40 2ST

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

AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

EPC

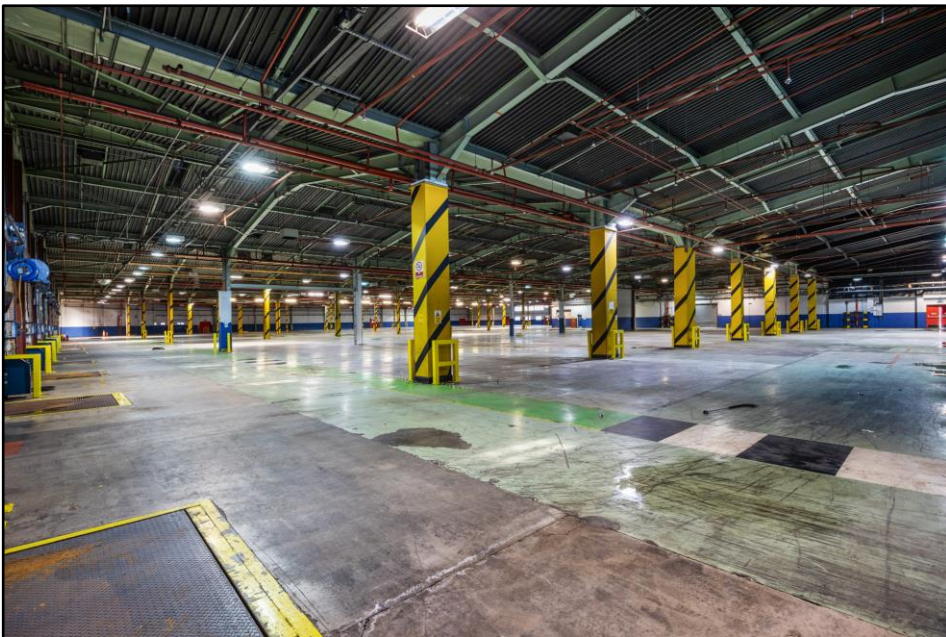
A copy of the EPC certificate is provided below and can be made available upon request.



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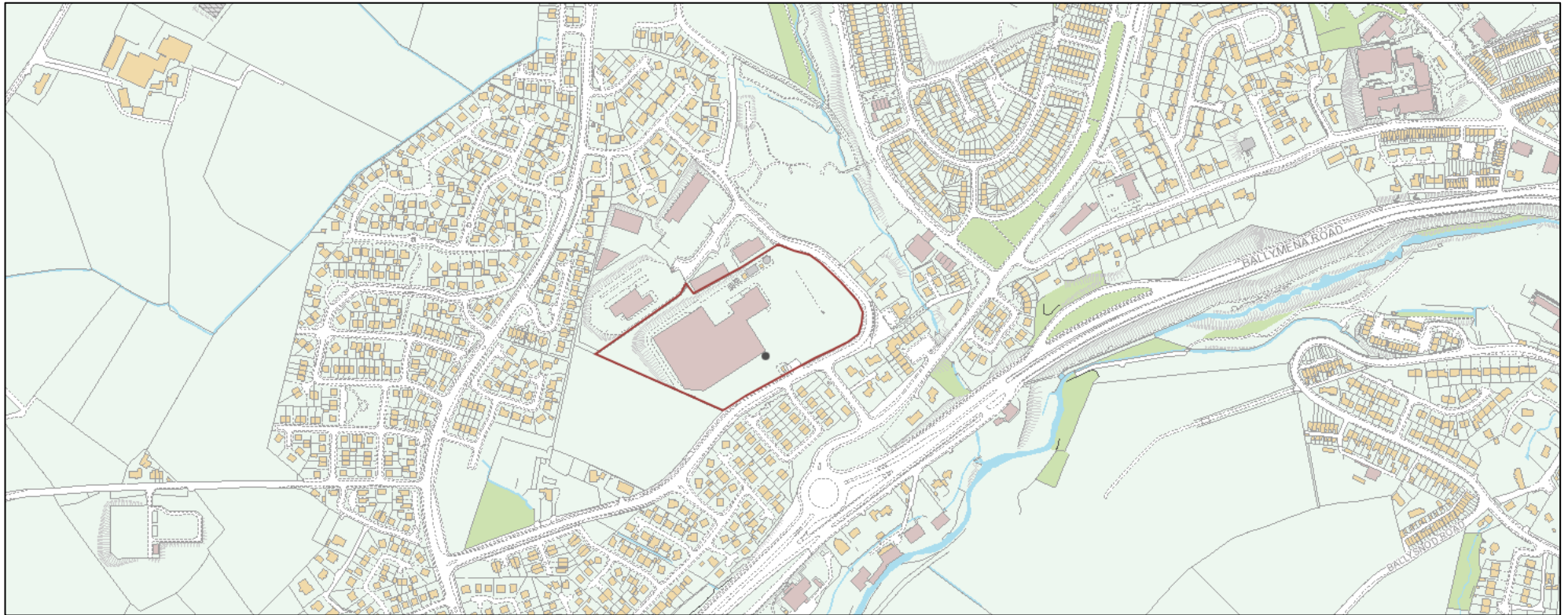
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*Boundaries are for indicative purposes only.

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