

TO LET

Units 5-7, Sloefield Business Park, 1 Sloefield Drive, Carrickfergus, BT38 8GX

EXCELLENT LIGHT INDUSTRIAL UNIT WITH ANCILLARY OFFICE TOTALLING APPROX. 13,391 SQ FT

Lisney

COMMERCIAL REAL ESTATE

nectar[®]

RECEPTION

desmo
SOLUTIONS LTD

the Soap story



FEATURES

Multiple electric roller shutters

On site car parking spaces

Excellent location with easy access to the A2 Belfast Road

Own door access

LOCATION

Sloefield Business Park is approximately 1 mile West of Carrickfergus town centre and 11 miles north east of Belfast city centre.

Commercial activity is predominantly located to the south west of the town centre in the Trooperslane Industrial Estate/Sloefield Drive area which is just off the main Belfast Road.

The location benefits from excellent road linkages to the A2 and M5 motorway to Belfast and the M2 to the north and M1 to the south and west.

Within Sloefield Business park are Pollock Lifts, Castle Ventilation and Incal Site Solutions. Other well-known occupiers in the vicinity include Ryobi, Sensata, McCue and AC Automation.

DESCRIPTION

Access to the business park is via double gates leading to a tarmac parking area and the entire park is surrounded by palisade fencing.

The unit provides light industrial accommodation with ancillary office space and staff kitchen/W.C. facilities comprised of the following:

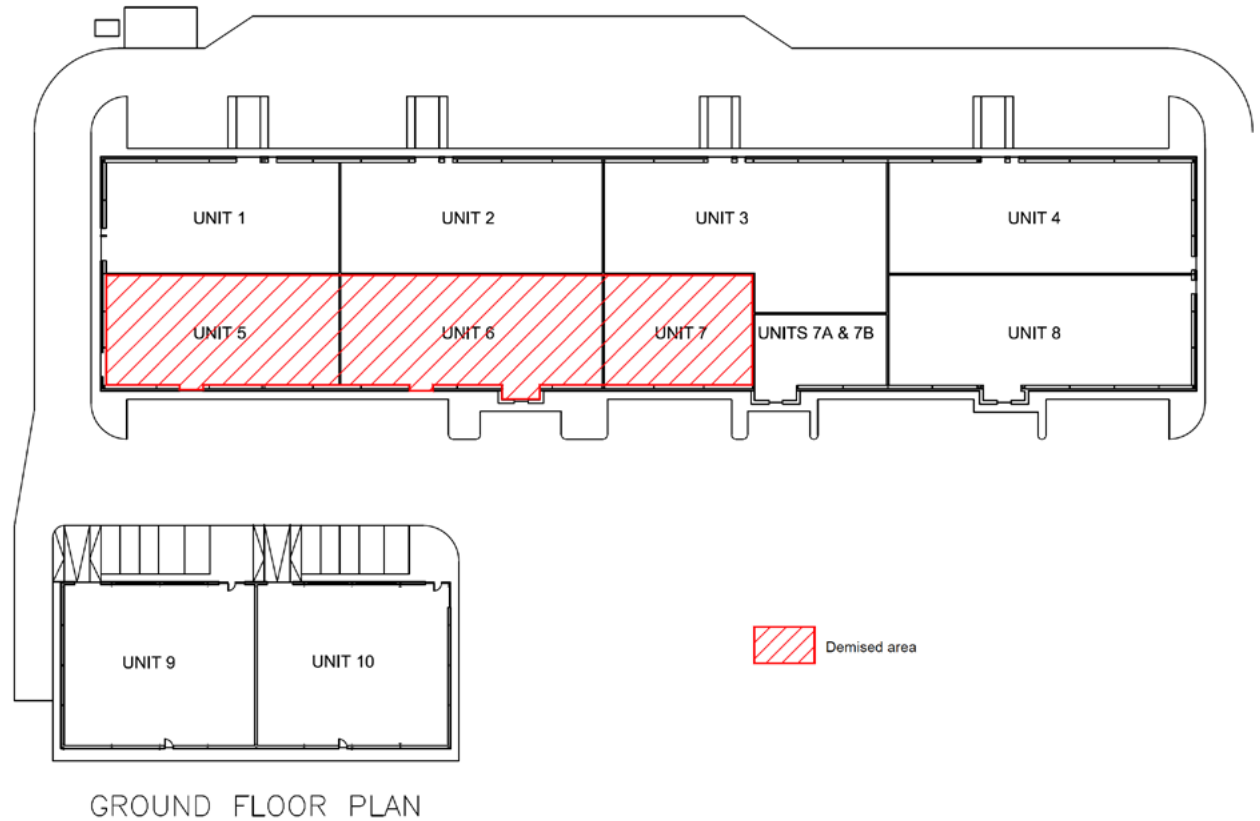
- Steel portal frame construction
- Profile metal clad roof and walls
- 3 phase electric
- Intruder and fire alarms
- Separate production area, which may be suitable for food processing or similar
- 3.75m eaves height / 6.25m apex
- Multiple electrically operated roller shutter door
- W.C facilities



ACCOMMODATION

The areas below are approximate areas.

Unit 5	Area (Sq M)	Area (Sq Ft)
Production Warehouse	345.85	3,723
Office 2	7.53	81
Kitchen 2	24.98	269
Lab	10.31	111
WC 3	10.88	117
WC 4	5.24	56
Kitchen 3	26.10	281
Unit 6	Area (Sq M)	Area (Sq Ft)
Warehouse 1	274.74	2,957
Mezzanine	94.72	1,020
Reception Area	49.32	531
Office 1	64.85	698
Meeting Room 1	12.38	133
Meeting Room 2	15.13	163
Kitchen 1	20.45	220
WC 1	7.06	76
WC 2	6.90	74
Unit 7	Area (Sq M)	Area (Sq Ft)
Warehouse 2	267.64	2,881
Total	1,244.08	13,391





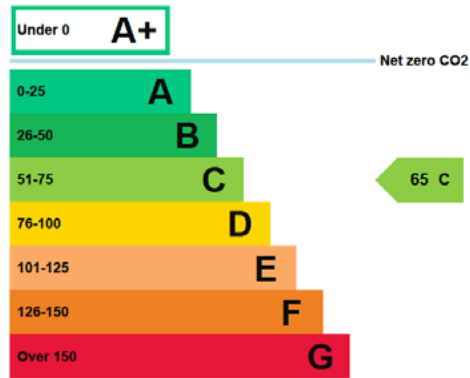


LOCATION



EPC

The property has an Energy Efficiency rating of C65. The full Certificate can be made available upon request.



RATES

NAV:	£42,650.00
Rates Poundage:	0.620696
Rates Payable (23/24):	£26,472.68

VAT

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the rent

LEASE DETAILS

Rent:	£100,000 per annum, exclusive
Term:	By negotiation
Repairs:	Full Repairing and Insuring terms, including recovery of a service charge
Service Charge:	A Service Charge will be levied to cover the cost of services such as estate management, landscaping and maintenance of common areas etc.
Insurance:	Tenants will be responsible for reimbursing the Landlord with the cost of the insurance premium for the unit.

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For further information:

Jonathan Haughey: 028 9050 1540 / 07718 571 498

jhaughey@lisney-belfast.com

Viewing Strictly by appointment with the sole agent Lisney.

Lisney Commercial Real Estate

3rd Floor, Montgomery House,
29-33 Montgomery St., Belfast, BT1 4NX
Tel: 028 90 501 501

Email: property@lisney-belfast.com

lisney.com   

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