

# LIGHT INDUSTRIAL / WORKSHOPS / STORAGE

KILROOT BUSINESS PARK LARNE ROAD CARRICKFERGUS BT38 7PR



**Finding the Right SPACE is Closer than you Think...!**

**Kilroot has over 700,000 sq ft of SPACE on an attractively landscaped 60-acre Park, ideally located just outside Carrickfergus, just 20 minutes' drive from both Belfast Docks and the Port of Larne, with On-Site Management, Manned Security, Extensive CCTV & Floodlighting – For Further Info or to Arrange a Viewing call 07456 416 088**

## **LIGHT INDUSTRIAL / WORKSHOP / STORAGE SPACE:**

### **Unit 19J – c.650 sq ft – Available June 2024**

- Workshop / Storage Unit within the “19 Mall”
- Comprises workshop / storage unit with double wooden access doors and concrete floor
- Rent: £4,000 pa + VAT / £333.33 + VAT per month
- Service Charge: Est. 65p per sq ft pa / c.£35 + VAT per month. Buildings Insurance Est. 21p psf pa / c.£140 pa + VAT
- Rates: NAV TBC - Est. £2,050. Est. Full Rates Payable 2023/24 c.£1,380 pa (Should Qualify for 25% SBRR)
- Minimum 3-year Lease Term
- EPC E109

### **Unit 19E – c.723 sq ft – Available Immediately**

- Workshop / Storage Unit within the “19 Mall”
- Comprises workshop / storage area with small office with double wooden access doors and concrete floor
- Rent: £4,500 pa + VAT / £375 + VAT per month
- Service Charge: Est. 65p per sq ft pa / £40 + VAT per month. Buildings Insurance Est. 21p psf pa / £152 pa
- Rates: NAV £2,500. Est. Full Rates Payable 2023/24 c.£1,552 pa (Should Qualify for 25% SBRR)
- Minimum 3-year Lease Term
- EPC E109

### **Unit 19C – c.1,730 sq ft – Available Immediately**

- Outside facing workshop / storage unit with dock-level roller-shutter door access, plus double door access from the “19 Mall”. Includes small office.
- Rent £9,000 pa / £750 per month + VAT
- Service Charge: Est. 65p per sq ft pa / £95 + VAT per month. Buildings Insurance Est. 21p psf pa / £365 pa
- Rates – NAV To Be Assessed (Estimated NAV c. £5,500 / Estimated Full Rates Payable c.£3,300 pa – should qualify for 20% SBRR)
- Minimum 3-year Lease Term
- EPC E109

### **Unit 19U – c.1,900 sq ft – Available Immediately**

- Trade Counter / Distribution / Workshop / Unit
- An excellent unit with roller shutter door, fitted kitchen, small office and additional stores
- Rent: £10,500 pa + VAT / £875 + VAT per month
- Service Charge: Est. 65p per sq ft pa / c.£103 + VAT per month. Buildings Insurance Est. 21p psf pa / c.£400 pa
- Rates: NAV £6,250. Est. Full Rates Payable 2023/24 c.£3,875 pa (Should Qualify for 20% SBRR)
- Minimum 3-year Lease Term
- EPC E109

### **Unit 14C – c.2,700 sq ft + Mezzanine Office – Available Immediately**

- Light Industrial Unit with Enclosed Yard
- An excellent self-contained unit with roller shutter door access, mezzanine office & enclosed gated front yard
- Rent: £15,000 pa + VAT / £1,250 + VAT per month
- Service Charge: Est. 65p per sq ft pa / c.£150 + VAT per month. Buildings Insurance Est. 21p psf pa / c.£570 pa
- Rates: NAV £8,700. Est. Full Rates Payable 2023/24 c.£5,400 pa (Currently Rated as “Industrial”)
- Minimum 3-year Lease Term
- EPC E116

*Correct as at 8 May 2024 - But Please Contact Kilroot for up-to-date availability*

**Please Contact the Kilroot Estate Office for up-to-date availability and/or to arrange a viewing:**

**Tel 07456 416 088 or Email [info@kilroot.com](mailto:info@kilroot.com)**