



# Unit 14C - Workshop / Industrial / Storage

## Kilroot Business Park

### Larne Road, Carrickfergus

### Northern Ireland BT38 7PR



**TO LET**

**WORKSHOP / LIGHT INDUSTRIAL / WAREHOUSE / DISTRIBUTION UNIT**

**UNIT 14C Kilroot Business Park - c. 2,700 sq ft (c. 251 m<sup>2</sup>)**

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 & Floodlighting
- On-Site Management Team
- High Electrical Power Availability - 9 MVA
- Easy access to main road system - Belfast only 20 mins
- Home to major tenants including PPG, Ryobi, IFS, Carmichael Logistics, Glenkrag, IPC, Hilton Meats

**Unit 14C** comprises an excellent industrial unit with secure enclosed yard, which would be ideal for storage, distribution, light industrial, workshop etc. uses. Ground Floor Footprint in total c. 2,700 sq ft (c. 251 m<sup>2</sup>)

- Main Area height c.5.8m with small Office / Store & WC
- Mezzanine Floor Storage & Office Accommodation
- Enclosed Dedicated Outside Yard
- Level Access with 4.9m high Electric Roller Shutter Door
- Concrete Floors, LED Lighting & 3-Phase Power Supply
- **Available Immediately - Call Kilroot on 07456 416 088 or email [info@kilroot.com](mailto:info@kilroot.com)**

Rental - £15,000 pa + VAT

Service Charge - current year estimate 65p per sq ft / £1,755 pa + VAT

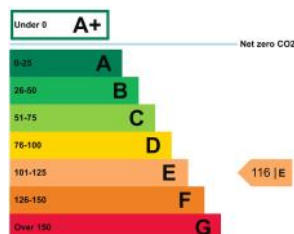
Buildings Insurance - current year 21p per sq ft / £567 pa + VAT

Rates - NAV £8,700 (Source LPS on-line). Estimated Full Rates Payable estimate c. £5,850 pa (NB: May qualify for 20% Small Business Relief). Currently classed as Industrial

Lease Term - Minimum 3 years

EPC - E116

NB: Not Suitable for Car Mechanics



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