

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

LIGHT INDUSTRIAL / WORKSHOP / STORAGE SPACE:

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 19W – c.1,438 sq ft – Available Immediately

- Outside facing unit previously used for butchery / food preparation., so may suit similar use, or workshop / storage - with dock-level and pedestrian door access, WC and Kitchen
- Rent £7,200 pa / £600 per month + VAT
- Service Charge: Est. 65p per sq ft pa / £78 + VAT per month. Buildings Insurance Est. 21p psf pa / £302 pa
- Rates – NAV 19W £3,200 / Estimated Full Rates Payable c.£1,986 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

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 April 2024

- 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 06 March 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