



Unit 20E - Workshop / Industrial / Storage
Kilroot Business Park
Larne Road, Carrickfergus
Northern Ireland BT38 7PR



TO LET

WORKSHOP / LIGHT INDUSTRIAL / TRADE COUNTER / STORAGE / DISTRIBUTION

UNIT 20E Kilroot Business Park - c. 3,500 sq ft (c. 325 m²)

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
- Easy access to main road system - Belfast only 20 mins

Unit 20E comprises a light industrial unit with 3 Phase Electricity, roller door and outside yard area, which would be ideal for light industrial, workshop, trade counter, distribution etc.

Roller Door access to main workshop area; Double Door access to Tool Store. Separate garage with Roller Door.

Ground Floor Footprint: **In total c. 3,500 sq ft (c. 325 m²)**

- Main Area c. 1,121 sq ft + Store off c. 541 sq ft
- Potential Trade Counter / Office / Storage c.433 sq ft
- Tool Store c.822 sq ft + part Mezzanine
- Small Office c.128 sq ft
- Garage c.492 sq ft
- Outside Yard Area
- Communal Kitchen & WCs

To Arrange Viewing - Please Call Kilroot on 07456 416 088 or email info@kilroot.com

Rental - £10,200 pa / £850 per month + VAT pa + VAT

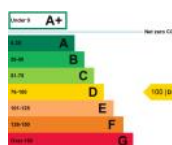
Service Charge - current year estimate 65p per sq ft / £2,300 pa / £192 per month + VAT

Buildings Insurance - current year 21p per sq ft / £745 pa + VAT

Rates - NAV To Be Assessed

Lease Term - Minimum 3 years EPC - D100

NB: Not Suitable for Car Mechanics



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