

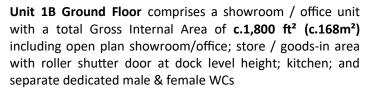
## TO LET Showroom / Trade Counter / Offices c. 1,800 sq ft (168 m²) Unit 1 Ground Floor, Kilroot Business Park Larne Road, Carrickfergus

Northern Ireland BT38 7PR



**Kilroot Business Park** - 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, ANPR Vehicle Access Control, Extensive CCTV, New Floodlighting
- On-site Management Team @ Kilroot Estate Office
- On-Site Café
- Easy access to main road system Belfast only 20 mins
- Home to major occupiers including Ryobi, IFS, Glenkrag, IPC, Hilton Meats, Bricam, Fairco Trade Frames



- Located on the ground floor of Block 1 at the front of Kilroot Business Park adjacent to the on-site Café.
   Suitable for a range of businesses, including Retail, Offices, Trade Counter etc.
- Open Plan Showroom / Office c.1,400 ft<sup>2</sup>
- Goods In / Store c.94 ft<sup>2</sup>
- Kitchen c.48 ft²
- Separate Ladies & Gents WCs
- Excellent Natural Light
- New LED Lighting being installed
- Available Immediately
- Rental £18,000 + VAT pa / £1,500 + VAT per month
- Service Charge current year estimate = 65p per ft<sup>2</sup> pa
- Buildings Insurance 2023/24 = 21p per ft<sup>2</sup> pa
- Rates NAV £10,600 Full Rates Payable 2024/25
   Estimated c.£7,130 pa (Source LPS On-Line) should qualify for 20% Small Business Rate Relief
- Lease Term Minimum 3 years
- EPC G169





