



**KILROOT
BUSINESS
PARK**

07456 416 088

info@kilroot.com

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**



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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



Unit 1B Ground Floor comprises a showroom / office unit with a total Gross Internal Area of **c.1,800 ft² (c.168m²)** including open plan showroom/office; store / goods-in area with roller shutter door at dock level height; kitchen; and separate dedicated male & female WCs

- 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 ft² (c.130 m²)**
- **Goods In / Store c.94 ft² (c.9m²)**
- **Kitchen c.48 ft² (c.4m²)**
- Separate Ladies & Gents WCs
- Excellent Natural Light
- New LED Lighting being installed
- Available Immediately
- Rental - £13,500 + VAT pa / £1,125 + VAT per month
- Service Charge - current year estimate = 65p per ft² pa
- Buildings Insurance - 2023/24 = 21p per ft² 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



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