



Unit 2

Unit 1

Serviced Warehousing / 3rd Party
Logistics Opportunity - New Build
2 x 37,000 sq. ft

Ballyearl Business Park,
Doagh Road,
Newtownabbey

TO LET

LOCATION

Ballyearl Business Park is located only 15 minutes from Belfast Port, Belfast City Centre and Larne Port.

The convenient location gives easy access to the M2 and M1 via the Westlink.

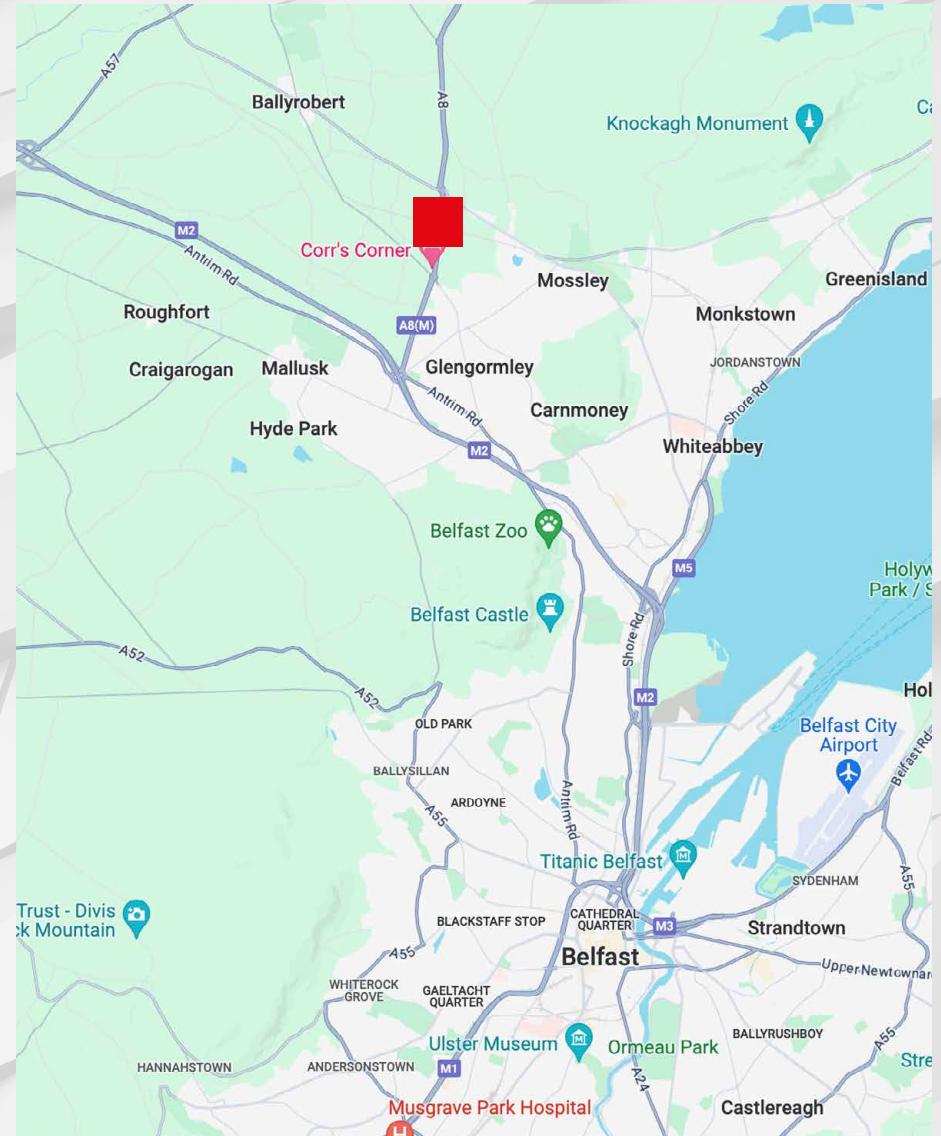
Mallusk is a 5 minute drive. Other occupiers who have discovered the benefit of the location include Magowan Tyres Wholesale, Sensata Technologies, RLC, Steel Mac Distribution, Ferraris Piston Service Ltd and Montgomery Distribution

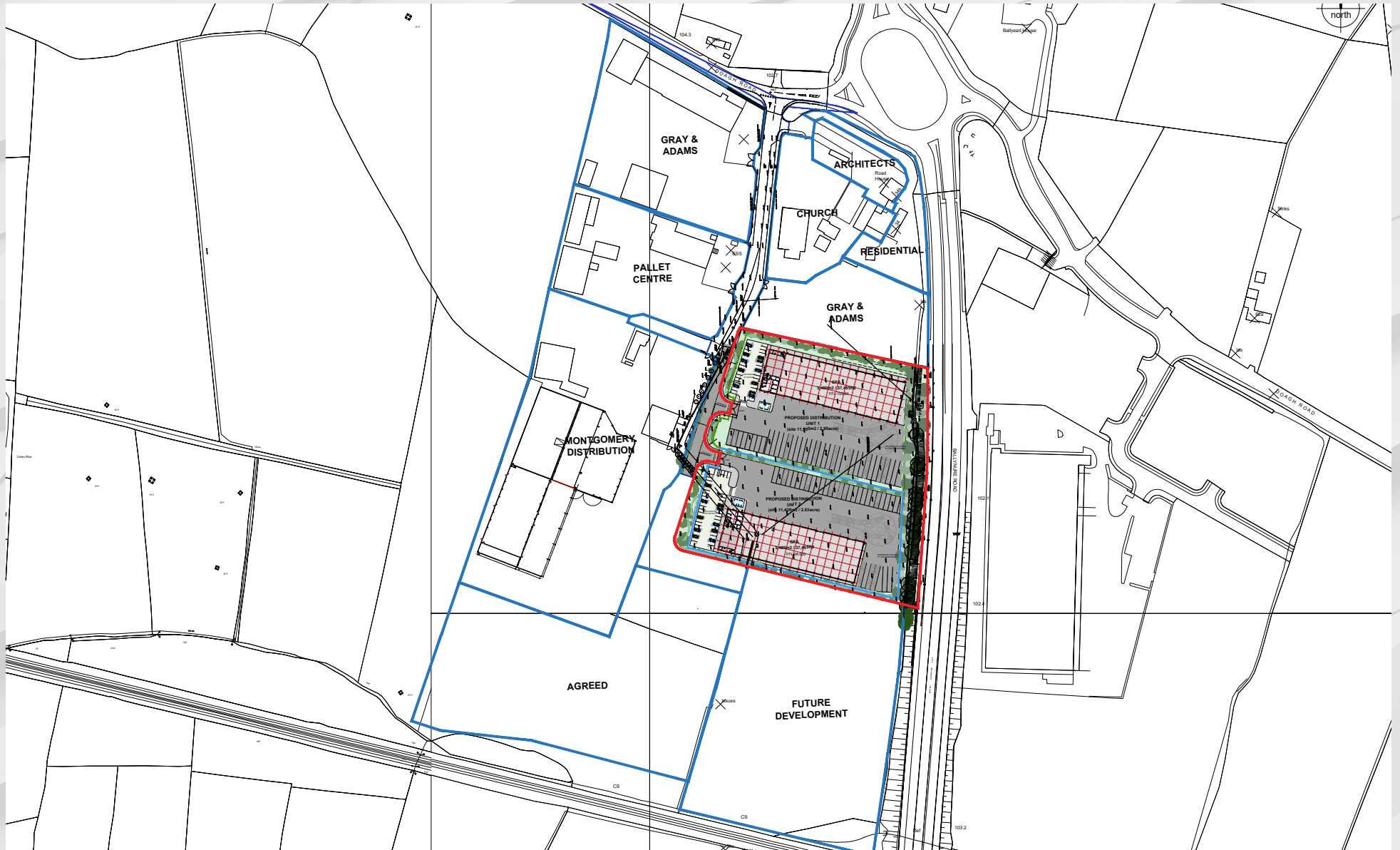
DESCRIPTION

2 x 37,000 sq ft new build warehouses. Granted under planning permission LA03/2023/0491/F.

Proposed Specification

- 30M X 102m x H12.5m
- Steel Frame
- Solid Roof with 120mm PIR sandwich panels
- Cladding with 100mm PIR sandwich panels (included panels for one internal partition through the 30m width)
- Mezzanine Office Space
- Roller Shutter Doors & Pedestrian Doors
- Electrical Package, to include heating
- Windows



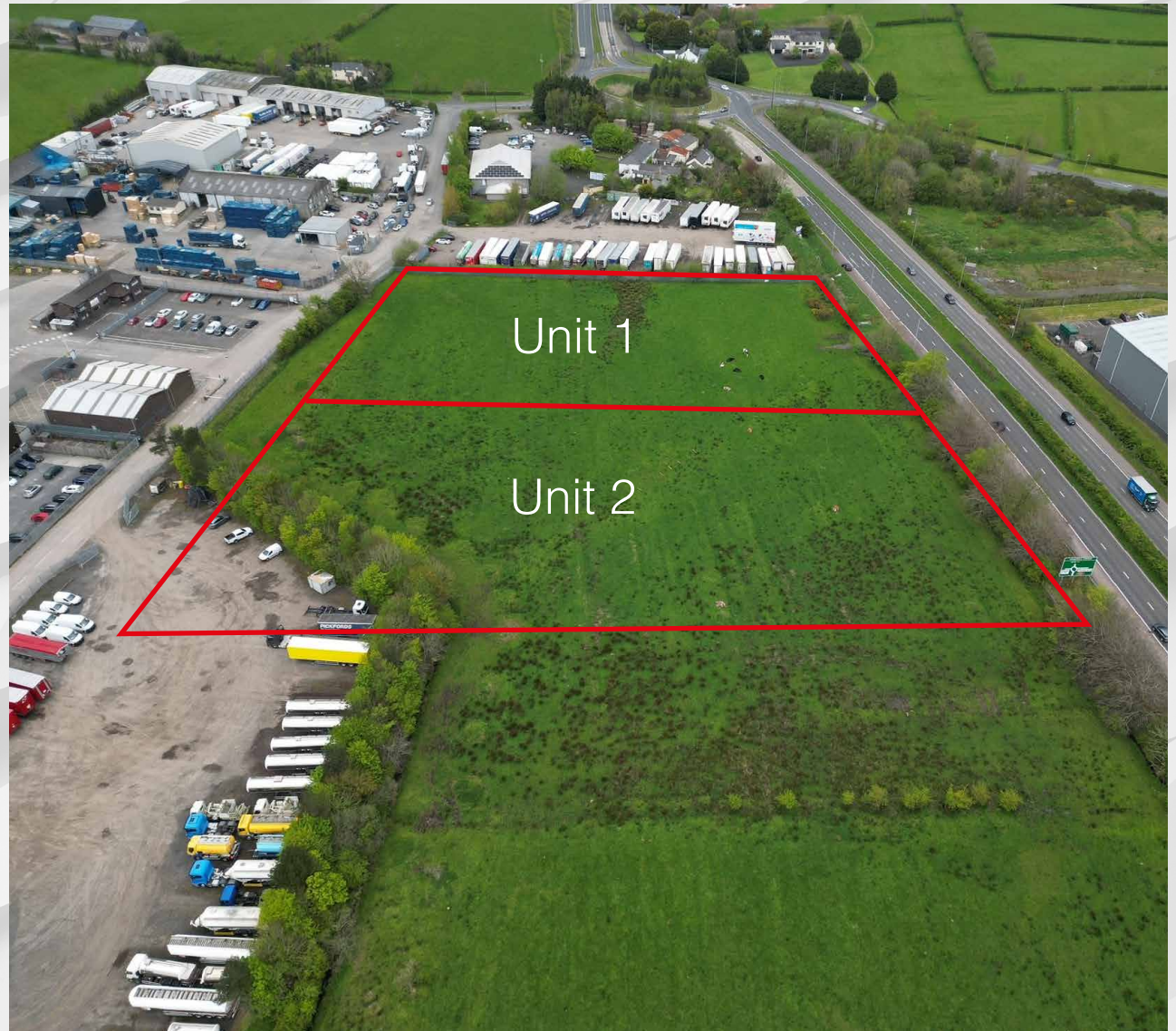


Site Layout

VIEWING AND FURTHER INFORMATION

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